

**RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTIES FOR THE
EXPANSION OF THE WATERFRONT**

WHEREAS, pursuant to Mississippi Code Annotated Section 21-17-1, the Board of Mayor and Aldermen of the City of Vicksburg, Mississippi (“Board”) is authorized to purchase and hold real estate for all proper municipal purposes; and

WHEREAS, Mississippi Code Annotated Section 43-37-3 establishes the process for the Board to acquire real property using public funds requiring the property to be appraised before the initiation of negotiations and that the Board reasonably negotiates the purchase price to acquire the property; and

WHEREAS, as an essential part of its strategic plans and goals for the improvement of the City of Vicksburg (“City”), the Board desires and needs to expand the waterfront and to have additional parking spaces for downtown Vicksburg;

WHEREAS, the owner of the properties identified as PPIN 20722, 20723, 31215, 32490, 18427, 18429 and 18416 desires to sell these properties to the City for the expansion of the waterfront and for much needed parking spaces for downtown Vicksburg, see offer to sell properties attached hereto as Exhibit A;

WHEREAS, the owner of the properties will pay for the appraisal of each property to determine the fair market value of each property, see email from owner hereto attached as Exhibit B; and

WHEREAS, in order to acquire the properties, the Board desires to:

- 1) Authorize the City Attorney and Community Development Director to engage in negotiations with the owner of the above-identified properties for the acquisition of the properties for the waterfront expansion.

- 2) Accept the documents that convey ownership and interest in the properties to the City of Vicksburg.
- 3) Authorize the City's Finance Director to pay, upon receipt of appropriate documentation, the negotiated amounts set forth in the procured contract and/or agreement for the purchase of the property.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That the Board of Mayor and Aldermen of the City of Vicksburg hereby adopts the forgoing recitals as its findings.

SECTION 2. That the Board hereby agrees to allow the owner of the properties identified as PPIN 20722, 20723, 31215, 32490, 18427, 18429 and 18416 to obtain a real appraisal to determine the fair market value of each property.

SECTION 3. That the Board hereby authorizes the City Attorney and Community Development Director to engage in negotiations with the property owner for the acquisition of the properties for the expansion of the waterfront and additional parking spaces downtown.

SECTION 4. That the Board, upon the conclusion of due diligence and negotiation period, will hereby accept the documents that convey ownership and interest in the properties to the City of Vicksburg.

SECTION 5. That the Board authorizes the Finance Director to pay, upon receipt of the appropriate documentation, the negotiated amounts for the purchase of the properties.

SO RESOLVED this on the 25th day of March 2026.

The Board of Mayor and Aldermen of the
City of Vicksburg, MS

Willis Thompson, Mayor

Thomas J. Mayfield, Alderman

Vickie Y. Bailey, Alderwoman

CERTIFICATE

I, Deborah A. Kaiser-Nickson, the duly appointed, qualified and acting City Clerk and lawful custodian of the Minutes of The Mayor and Aldermen of the City of Vicksburg and Seal of said City, Certify that the foregoing is a true and exact copy of a Resolution Adopted by the Mayor and Aldermen of the City of Vicksburg at an Adjourned Board Meeting held on Wednesday, March 25, 2026.

WITNESS my signature and official seal of office this 25th day of March 2026.

Deborah A. Kaiser-Nickson, City Clerk

EXHIBIT A

March 20, 2026

3.0, LLC
1735 Tribe Drive
Biloxi, MS 39532

City of Vicksburg
ATTN: Kimberly Walker Nailor, Esq., City Attorney
Post Office Box 150
Vicksburg, MS 39181-0150

Ms. Nailor,

We are interested in selling the following properties to the City of Vicksburg. Please let us know if you are interested.

094N 19 2220M 000100	PPIN: 20722
094N 19 2220N 000200	PPIN: 20723
094P 19 2230I 001801	PPIN: 31215
094P 19 2230I 001802	PPIN: 32490
094P 19 2220L 001900	PPIN: 18427
094P 19 001062002100	PPIN: 18429
094P 19 22301 001800	PPIN: 18426

Thank you,



Lori Stewart, Manager

Warren County, MS



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Adjacent Counties

MADISON PARISH

County Boundary

Parcels

Roads

Road Labels

Address Points

Subdivisions

PLSS Township

PLSS_Section

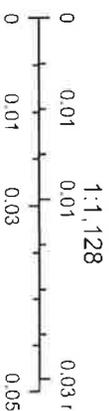
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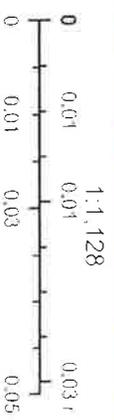
Warren County, MS



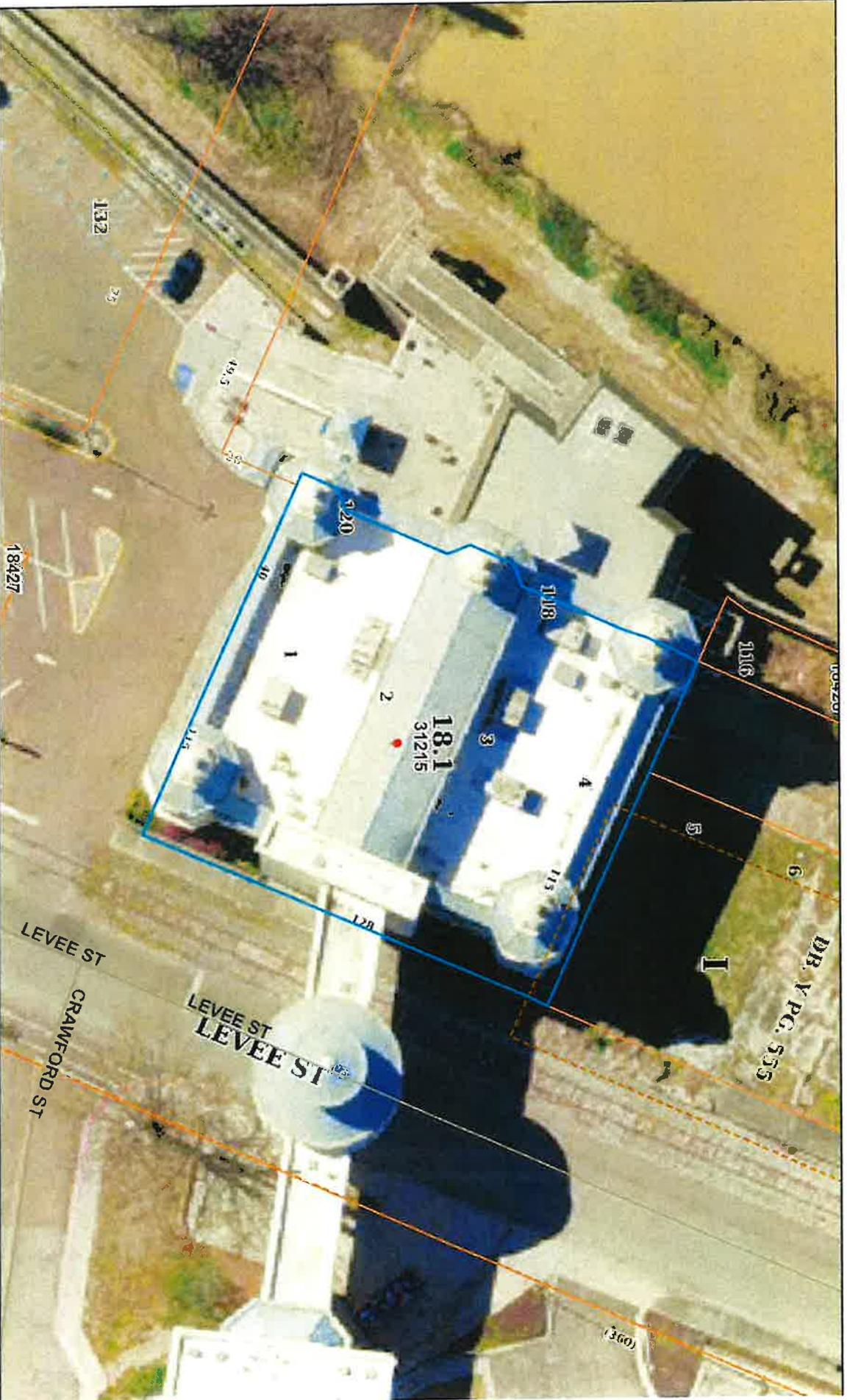
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- Adjacent Counties
- MADISON PARISH
- County Boundary
- Parcels
- Roads
- Road Labels
- Address Points
- Subdivisions
- PLSS Township
- PLSS Section

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Warren County, MS



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County Boundary

Road Labels

PLSS Township

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Anno

Parcels

Address Points

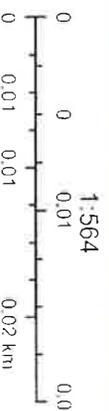
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Anno

Roads

Subdivisions



Warren County, MS



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Adjacent Counties

MADISON PARISH

County Boundary

Parcels

Roads

Road Labels

Address Points

Subdivisions

PLSS Township

PLSS_Section

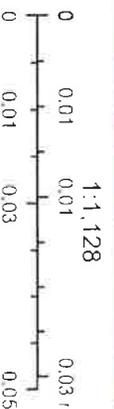
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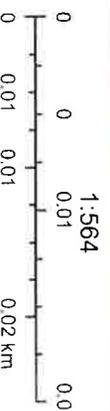
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Warren County, MS

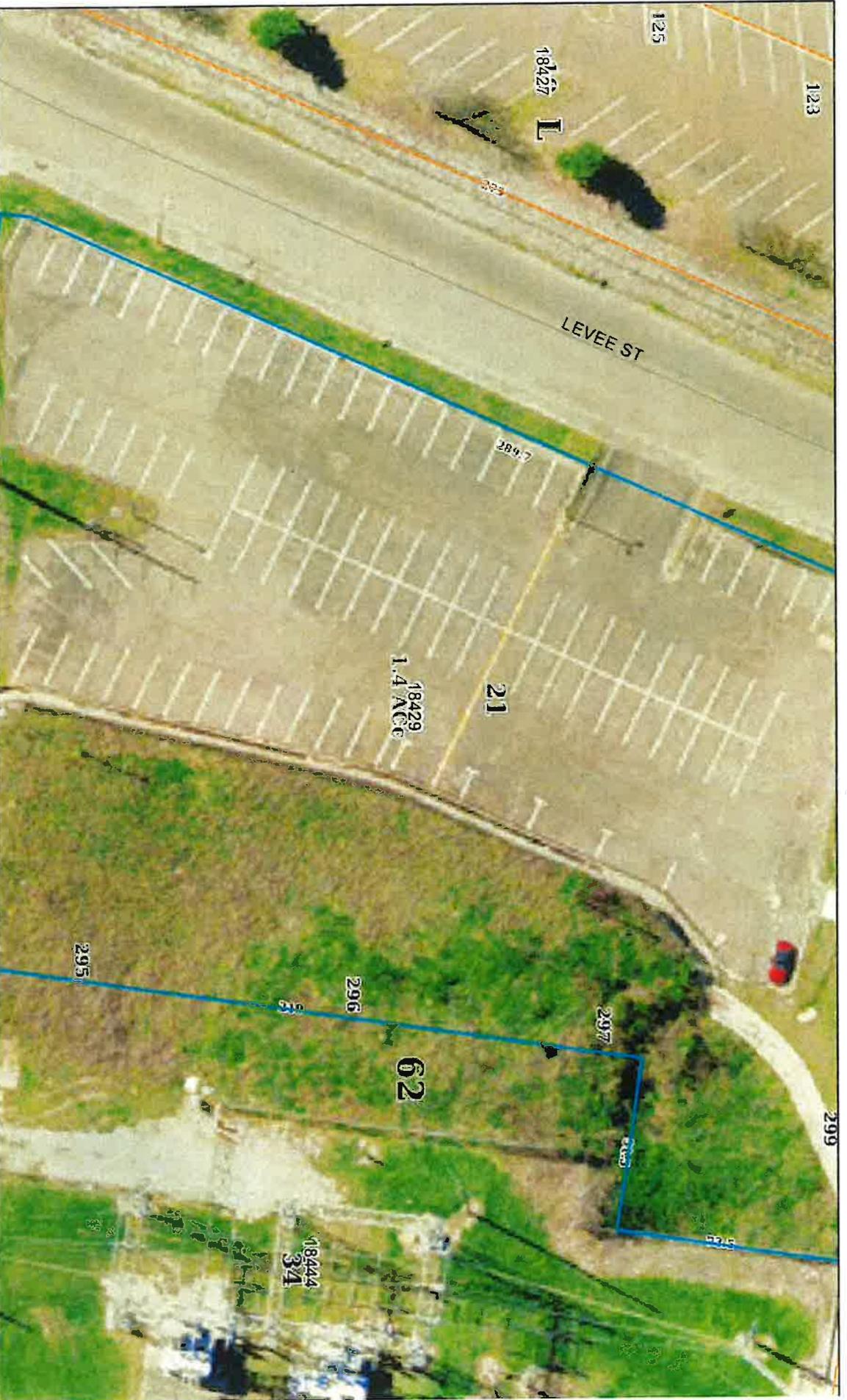


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 -  Parcels
 -  Road Labels
 -  Subdivisions
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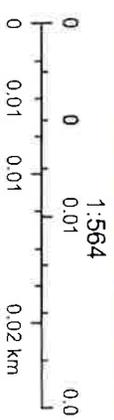
Warren County, MS



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-  Parcels
-  Road Labels
-  Subdivisions
-  PLS_S_Section
-  PLS_S Township

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Warren County, MS



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- Parcels
- Roads
- Road Labels
- Address Points
- Subdivisions
- PLSSTownship
- PLSST_Section

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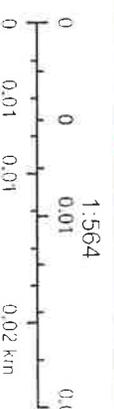


EXHIBIT B



Outlook

Re: Vicksburg Property

From Greg Stewart <gstewart@lodgingleisure.com>

Date Fri 3/20/2026 4:02 PM

To Kim Nailor <knailor@vicksburg.org>

Cc Lori Stewart <lstewart@lodgingleisure.com>; John Moore <john@johndmoorepa.com>

External email

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That will be fine. Let us know what we need to do.

Thanks

Greg Stewart

LODGING & LEISURE INVESTMENTS

www.lodgingleisure.com

EMAIL: gstewart@lodgingleisure.com

CELL: 228-217-6602

1735 Tribe Dr.

Biloxi, MS 39532

Sent from my iPhone

On Mar 20, 2026, at 3:13 PM, Kim Nailor <knailor@vicksburg.org> wrote:

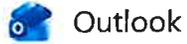
Thank you so much for your offer to sell your property to the City. Mayor Thompson asked if you all would be willing to pay for the appraisal costs since the City is entertaining purchasing these properties? Thanks for your time.

Sincerely,

Kimberly Walker Nailor, Esq.

City Attorney

City of Vicksburg



Vicksburg Property

From Lori Stewart <lstewart@lodgingleisure.com>

Date Fri 3/20/2026 8:52 AM

To Kim Nailor <knailor@vicksburg.org>

Cc 'John Moore' <john@johndmoorepa.com>; Greg Stewart <gstewart@lodgingleisure.com>

📎 1 attachment (105 KB)

doc00376720260320084958.pdf;

External email

From: Kim Nailor

You don't often get email from lstewart@lodgingleisure.com. [Learn why this is important](#)

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Please see the attached letter regarding property in Vicksburg, MS.

Thank you,

Lori Stewart
Lodging & Leisure Investments, LLC
EMAIL: lstewart@lodgingleisure.com
www.lodgingleisure.com

Lodging & Leisure
Investments, LLC

1735 Tribe Drive | Biloxi, MS | 39532

