

**RESOLUTION FOR CONDITIONAL APPROVAL OF
REDEVELOPMENT TAX ABATEMENT FOR
THOMAS AND RENEE ADCOCK
813 LEE STREET PPIN 15796**

WHEREAS, the City of Vicksburg has adopted the Tax Abatement Program for the Redevelopment District, which is set forth in Sections 22-52 through 22-59 of the Code of Ordinances of the City of Vicksburg; and

WHEREAS, the Tax Abatement program allows for the increased taxes assessed on approved rehabilitation and new additions to the building to be abated for a period of seven (7) years upon proof of investments of \$300,000 and above; and

WHEREAS, Thomas and Renee Adcock have applied for tax abatement pursuant to the Tax Abatement program; and

WHEREAS, at the time of application and beginning of the project, the 2024 city ad valorem taxes for the property at 813 Lee Street (PPIN 15796) totaled \$157.69, and the total 204 taxes for the property were \$697.78; and

WHEREAS, the Board of Mayor and Aldermen of the City of Vicksburg find that pursuant to the tax abatement program, will exceed minimum investment thresholds set forth in Sections 22-56(1)(2)(3), for a three (3) year abatement, which involves renovating the house at 813 Lee Street to be used as rental property.

NOW, THEREFORE BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Vicksburg, that the application for tax abatement submitted by Thomas and Renee Adcock for 813 Lee Street (PPIN 15796) is conditionally approved contingent upon (1) that the increase in ad valorem taxes for a period not to exceed three (3) years shall be abated contingent upon the work being performed is in accordance with all city codes and ordinances; (2) upon final inspection, the applicant will submit necessary documentation to the Warren County Tax Assessor for the Tax Assessor to determine the increase an appraised (true) value of the structure as a result of the renovations and improvements to the structure; (3) a final resolution shall be submitted to the Board of Mayor and Aldermen after documentation from the Warren County Tax Assessor is received; (4) the estimated project should be completed on or before October 1, 2025 unless otherwise extended by the Board of Mayor and Aldermen.

RESOLVED this the _____ day of _____, 2025.

Willis T. Thompson, Mayor

Thomas J. Mayfield, Alderman

Vickie Y. Bailey, Alderwoman

CERTIFICATE

STATE OF MISSISSIPPI

COUNTY OF WARREN

CITY OF VICKSBURG

I, Deborah A. Kaiser-Nickson, the duly and legally 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 an Ordinance Adopted by The Mayor and Aldermen of the City of Vicksburg at an Adjourned Board Meeting held on Thursday, July 10, 2025.

WITNESS my signature and seal of the City of Vicksburg this the 10th day of July, 2025.

Deborah A. Kaiser-Nickson, City Clerk

City of Vicksburg
Community Development Department

819 South St.
P. O. Box 150
Vicksburg, MS 39181-0150
(601) 634-4526 phone
(601) 619-7885 fax

MEMORANDUM

TO: Deborah Nickson

FROM: Paula Wright

DATE: July 7, 2025

RE: Application for City of Vicksburg Ad Valorem Tax Exemption

Please find attached an application for the City of Vicksburg Redevelopment District Ad Valorem Tax Exemption for Thomas and Renee Adcock, located at 813 Lee Street (PPIN 15796). As you may remember, Mississippi Code Section 17-21-5 gives municipalities the authority to exempt from any or all municipal ad valorem taxes, excluding school taxes, for a period not to exceed seven (7) years, attributed to any redevelopment, renovations of and improvements to, commercial property, residential or multifamily housing projects lying within the city limits, but only if such commercial property, residential or multifamily housing projects shall have been renovated or improved to aesthetically enhance the exterior of the structure pursuant to the requirements. Pursuant to this legislative authority, the Mayor and Aldermen adopted Ordinance 2005-02, which sets out the procedures for granting such an exemption by the Mayor and Aldermen.

This application has been reviewed, and all required information is attached to this memorandum. I am requesting that you place this application on the agenda to be approved by the Mayor and Aldermen. The Mayor and Aldermen should determine that the work, as outlined in the application, meets one or more of the minimum thresholds for tax abatement eligibility. You will note that Thomas and Renee Adcock's application indicates that the project investment will be \$53,000 and that the project involves renovating the house at 813 Lee Street, which will be used as a rental property.

If the findings of the board meeting are as mentioned above, the Board will exempt from all municipal ad valorem taxes, excluding ad valorem taxes for school district purposes, for a period of three (3) years, for renovating the subject property.

**CITY OF VICKSBURG TAX ABATEMENT APPLICATION FOR
REDEVELOPMENT DISTRICT**

SECTION I

APPLICANT INFORMATION:

Name: Thomas P Renee Adcock
Contact Person: Renee Adcock
Mailing Address: 102 Ridgeland Dr. Vicksburg, Ms, 3913
Telephone: 601-631-4755 Fax: _____
Email Address: Renee.adcock1601@gmail.com

SECTION II

PROJECT INFORMATION:

Project Address: 813 Lee St. Vicksburg, Ms, 39180
Warren County Tax Assessor PPIN Number: 15795 / 15796

Check the boxes that are appropriate for the redevelopment project:

- | | | |
|-----------------|-------------------------------------|--|
| Project is for: | <input type="checkbox"/> | Commercial property |
| | <input type="checkbox"/> | Multifamily Housing property |
| | <input checked="" type="checkbox"/> | Residential property |
| Project is for | <input type="checkbox"/> | Demolition and new Construction |
| | <input checked="" type="checkbox"/> | Renovation/Rehabilitation/Improvements to existing structure |

Current Municipal Ad Valorem tax on structure excluding Ad Valorem tax for school purposes

(Attach most recent tax receipt) \$ 476.37

Current County Ad Valorem taxes (attach most recent tax receipt) \$ 788.76 ^{PA} 697.78

Legal Description: 813 Lee St. Vicksburg, Ms, 39180

Description of Project: Demo, Drywall, Cabinetry, Flooring instal, Appliances,
Hardware, Tilework, Backsplash, Trimwork, Haul away, windows, window
Casings, Doors, Door casing, Painting, door Finishing/Hinges, Complete
Redo Floors, Roof, Outside paint, Front Porch, mailbox, yard/Trashout, Flower beds
Smoke detectors,

SECTION III

FORMULA FOR DETERMINATION OF TAX ABATEMENT FOR REDEVELOPMENT DISTRICT:

Please check the box that is appropriate to the project.

- ☒ (A) A three-year abatement, the minimum project investment must be fifty thousand dollars (\$50,000.00)
- ☐ (B) a five-year abatement, the minimum project investment must be one hundred thousand dollars (\$100,000.00)
- ☐ (C) a seven-year abatement, the minimum project investment must be three hundred thousand dollars (\$300,000.00)

Routine maintenance on a building or property does not qualify for an abatement. The improvements or rehabilitation to the building or property must enhance the exterior aesthetic appearance of the building.

The project must include the installation of landscaping materials on the site. Landscaping materials include trees, shrubs, flower beds and other plant material that aesthetically enhances the site. Such landscaping material must be maintained during the period of tax abatement.

SECTION IV

Project amount: \$53,000.00

Estimated project beginning date: 5/1/25

Estimated project completion date: 8/1/25 - 10-1-25

By signing this application, the undersigned acknowledges that the above information is true, correct and complete to the best of his/her knowledge.

6/3/25
Date

Rence Adcock
Applicant/Property Owner

Rence Adcock
Printed Name

STAFF USE ONLY

Date application received by Community Planning Department: 6-10-25

Application Reviewed by: P. Wright

Application and Conditional Resolution sent to City Clerk: 7-7-25

Action taken by Board of Mayor and Aldermen: ☐ Approved ☐ Denied Date _____

Date of first extension (if applicable): _____

Date of second extension (if applicable): _____

Final Resolution sent to City Clerk: _____

Action taken by Board of Mayor and Aldermen: ☐ Approved ☐ Denied ☐ Revoked Date _____

AMANDA BATTLE
WARREN COUNTY TAX COLLECTOR
P.O. BOX 351 • VICKSBURG, MS 39181
601-638-6181 • www.co.warren.ms.us

WARREN COUNTY
REAL PROPERTY NOTICE

****FINAL NOTICE****

PRESORT
FIRST CLASS
US POSTAGE
PAID
DivcoData

RECEIPT NUMBER	DISTRICT
	0110
PARCEL NUMBER	
1086 29 308036017200	
PPIN	YEAR
15796	2024

Real Tax
ADCOCK THOMAS & RENEE

Description
PT LOTS 31 & 32 RAUM SUB OF
WARE
LOTS: 3 & 9 PT & LT 8
PLAT BOOK 1- 69 PAGE- 140
S/T/R 29-16 -03
WHARF & LAND RESURVEY
DB 1470 DP 549
BLOCK 38

Property Address:
813 LEE ST

NO PERSONAL CHECKS ACCEPTED AFTER JULY 15TH
MAIL THIS STATEMENT BACK WITH YOUR PRESENT
NOT RESPONSIBLE FOR PAYMENTS LOST IN MAIL
**TAXES ARE DELINQUENT AFTER
FEBRUARY 1ST, 2025**

		LAND/STRUCTURES	TOTAL TRUE		ASSESSED
ACRES	.00	5,400 / 23,900	29,300		4,395
AD VALOREM TAX	\$674.19	COUNTY	SCHOOL	CITY	TOTAL TAXES DUE
HOMESTEAD CREDIT	\$0.00	\$240.14	\$276.36	\$157.69	\$697.78
NET AD VALOREM	\$674.19				
Interest	\$23.59				
TOTAL DUE	\$697.78				

*****AUTO**S-DIGIT 39180 3 480
ADCOCK THOMAS & RENEE
102 RIDGELAWN DR
VICKSBURG, MS 39183-9509

