

**RESOLUTION GRANTING CONDITIONAL APPROVAL FOR
TAX ABATEMENT FOR 100 MAXWELL DRIVE
(PPIN 021902)**

WHEREAS, The City of Vicksburg has adopted the Tax Abatement Program for Central Business District and Historic Districts which is set forth in Section 22-43 through Section 22-51 of the Code of Ordinances of the City of Vicksburg; and

WHEREAS, the Tax Abatement program allows for the increased taxes assessed on approved renovations and restorations to be abated for a period of seven (7) years; and

WHEREAS, Mutual Federal Credit Union/Michael Matthews has applied for tax abatement pursuant to the Tax Abatement program; and

WHEREAS, the Board of Mayor and Aldermen of the City of Vicksburg find that pursuant to the tax abatement program, the proposed renovations and restorations will exceed minimum investment thresholds set forth in Section 22-48(a) and that the Board of Architectural Review has granted Certificates of Appropriateness pursuant to plans submitted to rehabilitate the building.

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 Mutual Federal Credit Union/Michael Matthews for , 100 Maxwell Drive(PPIN 021902) is conditionally approved contingent upon (1) all work being performed in accordance with the Certificate of Appropriateness issued by the Board of Architectural Review; (2) that the increase in ad valorem taxes for a period not to exceed seven (7) years shall be abated contingent upon the work being performed in accordance with any Certificates of Appropriateness and all other city codes and ordinances; (3) upon final inspection, the City will submit necessary information to the Warren County Tax Assessor for a final determination in accordance with the Tax Abatement Program; (4) that the project be completed on or before 10-1-2026 unless otherwise extended by the Board of Mayor and Aldermen.

RESOLVED this the _____ day of _____, 2026.

Willis T.Thompspn., 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 a Resolution Adopted by The Mayor and Aldermen of the City of Vicksburg at an Adjourned Board Meeting held on February 10, 2026.

WITNESS my signature and seal of the City of Vicksburg this is the 10th day of February 2026.

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) 601-619-7885 fax



MEMORANDUM

TO: City Clerk's Office

FROM: Corey D Smith

DATE: 2/3/2026

SUBJECT: 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 Mutual Credit Union.

This application has been reviewed and required information has been attached to this memorandum. I am requesting that you place this application on the agenda to be approved by the Mayor and Alderman. The Mayor and Alderman should determine that the work, as outlined in the application , meets one or more of the minimum thresholds for tax abatement eligibility.

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

SECTION I

APPLICANT INFORMATION:

Name: MUTUAL FEDERAL CREDIT UNION
Contact Person: MICHAEL MATHEWS
Mailing Address: 1604 CLEARY ST
VICKSBURG MS 39180
Telephone: 601-636-7523 Fax: _____
Email Address: michael@mutualcu.org

SECTION II

PROJECT INFORMATION:

Project Address: 100 Maxwell Drive Vicksburg MS 39180
Warren County Tax Assessor PPIN Number: 021902

Check the boxes that are appropriate for the redevelopment project:

- Project is for: Commercial property
 Multifamily Housing property
 Residential property
- Project is for: Demolition **and** new Construction
 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) \$ 6,142.18
Current County Ad Valorem taxes (attach most recent tax receipt) \$ 3,710.52 SEE ATTACHED

Legal Description: LOTS: 9 PT + PT 10
SOHN PARKFIELD

Description of Project: COMPLETE INTERIOR + EXTERIOR RENOVATION

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: \$ 2,100,000
Estimated project beginning date: 2-15-2026
Estimated project completion date: 10-1-2026

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

1-9-2026 Date
[Signature] Applicant/Property Owner
Michael Matthews Printed Name

STAFF USE ONLY

Date application received by Community Planning Department: _____
Application Reviewed by: _____
Application and Conditional Resolution sent to City Clerk: _____
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 _____



Property Link

WARREN COUNTY, MS

Current Date 1/ 9/2026

Tax Year 2025

Records Last Updated 1/ 6/2026

PROPERTY DETAIL

OWNER RIVER CITY LAND HOLDINGS LLC	ACRES : **NA**
100 MAXWELL DR	LAND VALUE : 116000
	IMPROVEMENTS : 335810
VICKSBURG MS 39180	TOTAL VALUE : 451810
	ASSESSED : 67772

PARCEL 0957 22 0120 000603
ADDRESS 100 MAXWELL DR

TAX INFORMATION

YEAR 2025	TAX DUE	PAID	BALANCE
COUNTY	3710.52	3710.52	0.00
CITY	2431.66	2431.66	0.00
SCHOOL	4399.08	4399.08	0.00
TOTAL	10541.26	10541.26	0.00

LAST PAYMENT DATE 12 / 19 / 2025

MISCELLANEOUS INFORMATION

EXEMPT CODE		LEGAL LOTS: 9 PT & PT 10
HOMESTEAD CODE	None	JOHN BAREFIELD
TAX DISTRICT	0110	JOHN BAREFIELD
PPIN	021902	
SECTION	22	
TOWNSHIP	16	
RANGE	04	B 1554 P 101 07/29/2013