

**RESOLUTION GRANTING CONDITIONAL APPROVAL FOR
TAX ABATEMENT FOR 1507 WASHINGTON STREET
(PPIN 018491)**

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, Rachael Ann Walker 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 into two (2) apartments upstairs and commercial space downstairs.

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 Rachael Walker for 1507 Washington Street (PPIN 018491) 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 May 1, 2017 unless otherwise extended by the Board of Mayor and Aldermen.

RESOLVED this the _____ day of _____, 2017.

George Flaggs, Jr., Mayor

Michael A. Mayfield, Sr., Alderman

Willis T. Thompson, Alderman

CERTIFICATE

I, Walter W. Osborne, Jr., 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 a Regular Board Meeting held on Monday, June 19, 2017.

WITNESS my signature and official seal of office this 19th day of June, 2017.

Walter W. Osborne, Jr., City Clerk

City of Vicksburg
Community Development Department
819 South St.
P. O. Box 150
Vicksburg, MS 39181-0150
(601) 634-4528 phone
(601) 638-4229 fax



MEMORANDUM

TO: Walter Osborne
FROM: Paula Wright *PS*
DATE: June 13, 2017
RE: Application for City of Vicksburg Ad Valorem Tax Exemption

Attached please find an application for City of Vicksburg Ad Valorem Tax Exemption for Rachael Ann Walker for 1507 Washington Street (PPIN 018491). 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, any new renovations of and improvements to existing structures lying within the central business district or which have been designated a historic landmark. Pursuant to this legislative authority, the Mayor and Aldermen adopted Ordinance 98-4, which sets out the procedures for granting of such exemption by the Mayor and Aldermen.

I have reviewed the application and request that you place this on the agenda to be approved by the Mayor and Aldermen. The Mayor and Aldermen should make a finding that the work, according to the application, will meet one or more of the minimum thresholds for tax abatement eligibility. You will note that Ms. Walker's application indicates that the project investment will be greater than \$150,000 and that the project will result in rehabilitate 1507 Washington Street into two (2) apartment's upstairs and commercial space downstairs.

If the findings of the board meeting are as above the Board will exempt from all municipal ad valorem taxes, excluding ad valorem taxes for school district purposes, for a period of seven (7) years, any new renovations of and improvements to the subject property.

**COMMUNITY
DEVELOPMENT:**

After verification from the Building Official that all work has been completed, the Community Development Department will forward a final resolution stating work has been completed to the City Clerk's office to be placed on a pending agenda for consideration by the Mayor and Aldermen.

CITY CLERK:

After the final resolution has been signed by the Mayor and Aldermen the City Clerk will forward a copy to the Warren County Tax Assessor's office, the Community Development Department and the applicant.

CITY OF VICKSBURG TAX ABATEMENT APPLICATION

SECTION I

APPLICANT INFORMATION:

Name: Rachael Ann Walker
Mailing Address: 425 Stenson Road
Vicksburg, MS 39180
Telephone: 601-529-4255 Fax: _____

SECTION II

PROJECT INFORMATION:

Project Address: 1507 Washington Street
Warren County Tax Assessor PPIN Number: 018491

Check the boxes that are appropriate:

- Project is located in: ☒ Historic Vicksburg District
☐ Central Business District
☐ Redevelopment Area
- Project is for ☐ Redevelopment Project
☐ Demolition/New Construction
☒ Rehabilitation to existing structure
- Project is a: ☐ Vicksburg Landmark
☐ Mississippi Landmark
☐ National Register Property

Current Municipal Ad Valorem tax on structure excluding Ad Valorem tax for school purposes (attach most recent tax receipt) \$ 442.77

Legal Description: see attached

Description of Project: convert dilapidated building into 2 bedroom / 2 1/2 bath apt upstairs and commercial space downstairs

SECTION III

FORMULA FOR DETERMINATION OF TAX ABATEMENT FOR HISTORIC DISTRICT:

For renovation and/or improvement projects:

Please check the box that is appropriate to the project.

- ☐ A. For a three-year (3) abatement, the minimum project investment must be fifty thousand dollars (\$50,000.00);
- ☐ B. For a five-year (5) abatement, the minimum project investment must be one hundred thousand dollars (\$100,000.00);
- ☒ C. For a seven-year (7) abatement, the minimum project investment must be one hundred fifty thousand dollars (\$150,000.00).

For new construction projects:

Please check the box that is appropriate to the project.

- ☐ A. For a three-year (3) abatement, the minimum project investment must be one hundred thousand dollars (\$100,000.00);
- ☐ B. For a five-year (5) abatement, the minimum project investment must be one hundred fifty thousand dollars (\$150,000.00);
- ☐ C. For a seven-year (7) abatement, the minimum project investment must be three hundred thousand dollars (\$300,000.00)

**FORMULA FOR DETERMINATION OF TAX ABATEMENT FOR
REDEVELOPMENT DISTRICT:**

Please check the box that is appropriate to the project.

- ☐ A. A tax abatement of three (3) years may be granted to projects which effect redevelopment of a commercial property, demolition/new construction, or rehabilitation to an existing structure, the minimum project investment must be one hundred thousand dollars (100,000.00).
- ☐ B. A tax abatement of five (5) years may be granted to projects which effect redevelopment of a commercial property, demolition/new construction, or rehabilitation to an existing structure, the minimum project investment must be one hundred fifty thousand dollars (150,000.00).
- ☐ C. A tax abatement of seven (7) years may be granted to projects which effect redevelopment of a commercial property, demolition/new construction, or rehabilitation to an existing structure, the minimum project investment must be three hundred thousand dollars (300,000.00).

SECTION IV

Estimated project amount:

\$192,000

Estimated project beginning date:

8/1/16

Estimated project completion date:

5/1/17

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

1/18/17
Date

Rachael Walsh
Applicant/Property Owner

Paula Wright

From: Rachael Ann Walker <rachaelannwalker@gmail.com>
Sent: Monday, June 12, 2017 11:27 AM
To: Paula Wright
Subject: 1507

Hey-

We are expecting to have the building finished by July 31st.

Rachael Ann Walker

EXHIBIT "A"
LEGAL DESCRIPTION

That part of Lots D and E of Emanuel's Subdivision of Square 4, Pincardia, a plat of which is on record in Deed Book KK, at Page 218, in the Chancery Clerk's Office of Warren County, Mississippi, beginning at the point of junction of two store buildings on the East side of Washington Street which lies 104.15 feet from the Northwest corner of the Alamo Theatre Building, which said latter point lies 13.8 feet South of the North face of the South curb on South Street, and 65.2 feet from the South face of the brick wall of the Valley Dry Goods Building projected West to the East line of Washington Street, which said wall occupies the true North line of South Street; thence from said point of beginning which is 3.35 feet South of the line dividing Lots D and E, East along the junction line of said store buildings and the projection thereof a distance of 140 feet, more or less, to the West side of an alley at that particular point which lies 104 feet Southerly along said alley from the Northeast corner of the Alamo Theatre Building, which latter point lies 14 feet from the North face of the South curb on South Street and 65.2 feet from the South face of the valley Dry Goods Building occupying the true North line of South Street; thence North along the West side of said alley a distance of 24.5 feet to the line between two store buildings projected East to said West side of alley, being the projection Eastward of the South face of the higher wall; thence West along said line of projection and along the line equivalent to the South face of the higher wall a distance of 140 feet more or less to the East side of Washington Street; thence South along the East side of Washington Street 24.5 feet to the point of beginning, and being that certain property described in partition deed between Morris Rotstein and Robert Nicholson, dated July 31, 1937, recorded in Book 204 at Page 300 of the Land Records of Warren County, Mississippi.



Delta Computer Systems, Inc.

Property Link

WARREN COUNTY, MS

Current Date 1/19/2017

Tax Year 2016

Records Last Updated 1/18/2017

PROPERTY DETAIL

OWNER RANTISI ENTERPRISES LLC **ACRES :** **NA**
 1411 WASHINGTON ST **LAND VALUE :** 19600
IMPROVEMENTS : 14340
 VICKSBURG MS 39183-0000 **TOTAL VALUE:** 33940
ASSESSED : 5091

PARCEL 094P 19 0630 007600**ADDRESS** 1507 WASHINGTON ST**TAX INFORMATION**

YEAR 2016	TAX DUE	PAID	BALANCE
COUNTY	234.39	31.03	203.36
CITY	208.38	49.88	158.50
SCHOOL	274.46	36.32	238.14
TOTAL	717.23	117.23	600.00

LAST PAYMENT DATE 12 / 22 / 2016**MISCELLANEOUS INFORMATION**

EXEMPT CODE	LEGAL	LOTS: D PT & PT E
HOMESTEAD CODE None		PLAT BOOK 1- KK PAGE- 218
TAX DISTRICT 0111		EMANUEL SUB
PPIN 018491		
SECTION 19		
TOWNSHIP 16		
RANGE 03		B 1402 P 746 01/31/2006

Book 1402**Page** 746PURCHASE COUNTY TAX SALE FILES**TAX SALES HISTORY, FOR UNPAID TAXES**

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
NO TAX SALES FOUND		

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