

RESOLUTION TO DECLARE PROPERTY SURPLUS
AND AUTHORIZE SALE

WHEREAS, The Mayor and Aldermen of the City of Vicksburg, Mississippi (hereinafter referred to as "City") owns certain real property located in Vicksburg and further described As the West ½ of Lot 95, Square 16, Vicksburg Proper, which is a vacant lot approximately 36.9' x 147.5'; and

WHEREAS, the City has received an indication of interest in developing said property from Univenge, LLC, adjoining property owner, (hereinafter referred to as "Grantee"), who intends to develop a restaurant on the adjoining property and would like to acquire the City's lot for construction of parking spaces and other commercial uses in conjunction with the restaurant. The Grantee is in the process of rehabilitating the building east of the property which has been a blighting influence in the area; and

WHEREAS, the City finds that subject property is not needed for municipal or related purposes and development of such property for commercial uses in conjunction with the restaurant will eliminate a blighting influence in the downtown area, and will promote and foster the development and improvement of the community and the civic, social, educational, cultural, moral, or economic welfare thereof; and

WHEREAS, the City finds that the conveyance of the subject commercial property is authorized pursuant to §57-7-1 and that the Grantee's investment offer to purchase the property for \$5,000.00 and Grantee's elimination of blight in the area is good and valuable consideration for the conveyance; and

WHEREAS, the City has determined that the sale of said property is in the best interest of the citizens of the City of Vicksburg and the conveyance described herein is authorized pursuant to §57-7-1 of the Mississippi Code of 1972, as amended.

NOW THEREFORE, BE IT RESOLVED, by The Mayor and Aldermen of the City of Vicksburg, Mississippi that:

1. The herein described real property be conveyed to Univenge, LLC, a Mississippi Limited Liability Company, by Quitclaim Deed upon payment of \$5,000.00.
2. The City shall retain all mineral rights that it owns, together with the right of ingress and egress to remove same.
3. George Flaggs, Jr., Mayor, and Walter W. Osborne, Jr., City Clerk, be authorized and are hereby authorized to execute any and all deeds or other documents of transfer to complete the sale of said property.

RESOLVED, this the _____ day of _____, 2017, by The Mayor and Aldermen of the City of Vicksburg, Mississippi.

THE MAYOR AND ALDERMEN OF THE
CITY OF VICKSBURG, MISSISSIPPI

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

Michelle Lay
12100 Two Rivers Drive
Unit B2-1
Athens, AL 35611
256.497.1199
mlay@intelliglik.com
May 12, 2017

City of Vicksburg
Vicksburg, Mississippi

Dear Sirs,

On behalf of Univenge, LLC I would like to offer you the sum of \$5,000 for the vacant lot located adjacent to the property currently owned by Univenge/Dale Jennings at 717 Grove Street in Vicksburg Mississippi.

Legally described as: West half, lot 95, square 16, Vicksburg Proper

Provided this offer is accepted, the property will be used commercially.

I am prepared to move forward on this immediately and look forward to your response.

Sincerely,

Michelle Lay



FOR REASSESSMENT PURPOSES ONLY
 REPRODUCTION OR ALTERATION IN WHOLE OR IN PART
 WITHOUT WRITTEN PERMISSION OF THE COUNTY
 BOARD OF SUPERVISORS IS PROHIBITED
 DRAWN BY: JAMES E. JAMES
 WARREN COUNTY Mapping
 Vicksburg, Ms.

3/4" = 1' SCALE
 ———— FRONT PROPERTY
 ———— CREEK OR STREAM
 ———— FORD OR LAKE
 ———— PARCEL BOUNDARY
 ———— SPECIAL BOUNDARY
 ———— PARCEL HOOD
 ———— SECTION CORNER

| | |
|------|------|
| 94-C | 94-D |
| 94-E | 94-F |
| 94-G | 94-H |

32. PARCEL NUMBER
 34. S/D LOT NUMBER
 120 AL. ACREAGE
 100 AL. ACREAGE
 50.2 DIMENSION (FEET)
 50.4 DIMENSION (FEET)



| WARREN COUNTY, MS. | | MAP NO. |
|------------------------|-----------------|---------------|
| SCALE: 1" = 1/2 MI. | TOWNSHIP: 18 N. | 94-M |
| RECEIVED: JAN. 1, 1991 | DATE: 5/1 | |
| RECEIVED: 11/17/1991 | SECTION: 18 N. | 25-26 T.18 N. |

Prepared by:
Nancy Thomas
City of Vicksburg
Post Office Box 150
Vicksburg, MS 39181

Return to:
Nancy Thomas
City of Vicksburg
Post Office Box 150
Vicksburg, MS 39181

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby expressly, acknowledged, the undersigned, GRANTOR,

THE MAYOR AND ALDERMEN
OF THE CITY OF VICKSBURG
1401 WALNUT STREET
VICKSBURG, MS 39180
601.631.2983

does hereby sell, convey and quitclaim all of its right, title and interest unto, GRANTEE,

UNIVENGE, LLC
12100 TWO RIVERS DRIVE
UNIT B2-1
ATHENS, AL 35611
256-497-1199

that certain lot, tract or parcel of land lying and being situate in the County of Warren, State of Mississippi, more particularly described as follows, to-wit:

WEST ½ LOT 95, SQUARE 16, VICKSBURG PROPERT

INDEXING INSTRUCTIONS: W1/2, LOT 95, SQ 16 VICKSBURG PROPER

Grantor herein reserves all oil, gas and mineral rights not previously conveyed, together with the right of ingress and agrees to remove same.

Taxes for 2017, if any, will be assumed and paid by the Grantees herein when same become due and payable in January 2018.

IN WITNESS WHEREOF, this instrument has been executed on this the _____ day of _____ 2017.

GEORGE FLAGGS, JR., MAYOR

STATE OF MISSISSIPPI
COUNTY OF WARREN

PERSONALLY appeared before me the undersigned authority in and or said jurisdiction above, the within named GEORGE FLAGGS, JR., who is the MAYOR, for and on behalf of The Mayor and Aldermen of the City of Vicksburg, Mississippi, who acknowledged that he signed, executed and delivered the foregoing instrument on the day and year therein mentioned, and having been duly authorized.

WITNESS my hand and official seal, this the _____ day of _____ 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: