

The City of Vicksburg

TAX ABATEMENT FOR THE CENTRAL BUSINESS AND HISTORIC DISTRICT

PLEASE READ THE ATTACHED TAX ABATEMENT ORDINANCE PRIOR TO COMPLETING THE TAX ABATEMENT APPLICATION

Any person, firm or corporation seeking a tax abatement under the provisions of this article shall be required to submit a written application for tax abatement on forms provided for such purpose. Such application shall accompany the application for a certificate of appropriateness for the desired construction, renovation, or improvement which is required by Article VIII of Ordinance 71-8, as amended, of the Code of Ordinances of the City of Vicksburg [Article VIII of Appendix A of this volume], entitled the Historic Vicksburg District Ordinance. Applications shall be filed with the Community Development building official. Upon receipt of the application for tax abatement, the building official shall forward such application for tax abatement to the city clerk for review to ensure that it is in proper form and complete. Upon receipt of the application for a certificate of appropriateness, the building official shall review such application to ensure that it is in proper form and complete and shall immediately forward the application for a certificate of appropriateness along with a copy of the application for tax abatement to the secretary of the Board of Architectural Review. Thereafter, the application for a certificate of appropriateness shall be reviewed in accordance with the procedures for the historic preservation district in which the property to be constructed, renovated, or improved is situated. For the purposes of this article, the Board of Architectural Review shall, in addition to the powers and duties vested by Article VIII of Ordinance 71-8, as amended, of the Code of Ordinances of the City of Vicksburg [Article VIII of Appendix A], be vested with the power and duty to review applications for certificate of appropriateness for all interior alterations or additions to existing buildings and structures and to grant or deny applications for certificates of appropriateness for such interior work. **Applicants receiving tax credits from the Mississippi Department of Archives and History ("MDAH") must provide evidence of tax credits received from MDAH.**

Please attach a copy of the current Municipal Ad Valorem Taxes from the Warren County Tax Collector's Office. Delta Computer Systems printouts are not acceptable.

YOU MUST PROVIDE COPIES OF EXPENSES/RECEIPTS OF THE WORK COMPLETED TO VERIFY THE AMOUNT SPENT ON THE PROJECT. IF THE AMOUNT SPENT DOES NOT MATCH THE ABATEMENT AMOUNT THAT WAS SPECIFIED THE ABATMENT PERIOD MAY CHANGE.

All abatement projects shall be completed in a timely manner and applicants will be granted only two (2) extensions of six (6) months each.

Limitations on final approval of tax abatement.

1. A granted final approval of tax abatement may be revoked if the proposed commercial business does not open, the commercial business ceases its business operation or changes business type.
2. A granted final approval of tax abatement may be revoked for violations of the city ordinances or property maintenance code or failure to submit required documentation, i.e., receipts for amount of investment, building permits, and certificate of occupancy, to the Community Development Department in a timely manner.
3. A granted final approval of tax abatement shall be revoked for failure to pay taxes that are not exempt, i.e., school taxes or other ad valorem taxes assessed prior to a tax sale.

INSTRUCTIONS:

APPLICANT: Submit two (2) original copies of the application for tax abatement, with original signatures, **prior to work starting on the project**, to the Community Development Department, ATTN: Paula Wright, 819 South Street, P. O. Drawer 150, Vicksburg, MS 39181-0150.

*** After the City adopts the conditional order, you will need to take the signed order and a copy of your tax abatement application to the Warren County Chancery Clerk to file for the County abatement. You can contact the Warren County Chancery Clerk's Office at 601-636-4415 for more information.**

COMMUNITY DEVELOPMENT: Upon receipt of the application for tax abatement with original signatures, and an application for a Certificate of Appropriateness, the Community Development Department will forward the tax abatement application and resolution granting conditional approval for the Mayor and Aldermen's approval to the City Clerk.

CITY CLERK: Upon receipt of the original application for tax abatement forwarded from the Community Development Department, the application will be placed on a pending agenda for consideration by the Mayor and Aldermen.

WARREN COUNTY TAX ASSESSOR: After verification from the Building Official that all work has been completed, the applicant **must** submit to the Warren County Tax Assessor detailed information as the tax assessor may require in order to determine the increase in appraised (true) value of the structure as a result of the renovations or improvements to the structure or new construction performed under the application for tax abatement. **The applicant must present proof of such determination to the Community Development Department in order for the abatement to be approved by the Mayor and Aldermen or the abatement will not be granted.** The information must be submitted to the tax assessor on or before June 1st of the year following the calendar year of completion of the project.

COMMUNITY DEVELOPMENT: After verification from the Warren County Tax Assessor of the increase of the appraised (true) value of the structure the Community Development Department will forward a final resolution 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 FOR
CENTRAL BUSINESS AND HISTORIC DISTRICT**

SECTION I

APPLICANT INFORMATION:

Name: _____

Contact Person: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email Address: _____

SECTION II

PROJECT INFORMATION:

Project Address: _____

Warren County Tax Assessor PPIN Number: _____

Check the boxes that are appropriate:

- | | | |
|---------------------|--------------------------|---|
| Project located in: | <input type="checkbox"/> | Historic Vicksburg District |
| Project is for | <input type="checkbox"/> | Demolition/New Construction |
| | <input type="checkbox"/> | Renovation/Rehabilitation to existing structure |
| Project is a: | <input type="checkbox"/> | Vicksburg Landmark |
| | <input type="checkbox"/> | Mississippi Landmark |
| | <input type="checkbox"/> | National Register Property |

Current City Ad Valorem tax on structure excluding Ad Valorem tax for school purposes
(Attach most recent tax receipt) \$ _____

Current County Ad Valorem taxes (Attach most recent tax receipt) \$ _____

Appraised (true) value of the property, minus the true value of the land, as shown on the records of the
Warren County Tax Assessor before renovations: \$ _____

Legal Description: _____

Description of Project: _____

SECTION III

FORMULA FOR DETERMINATION OF TAX ABATEMENT FOR HISTORIC DISTRICT:

The term "building value" in this formula shall represent the appraised (true) value of a property, minus the true value of the land, as shown on the records of the Warren County Tax Assessor.

For renovation and/or improvement projects:

- (a) The minimum project investment shall be fifteen thousand dollars (\$15,000.00) or fifteen (15) percent of the building value, whichever is greater.
- (b) A tax abatement of seven (7) years may be granted to projects which effect renovation of or improvement to a structure which converts unused or underutilized second or subsequent floor space to residential occupancy.
- (c) A tax abatement of seven (7) years may be granted to projects which effect renovation of or improvements to a structure which, in the written opinion of the Board of Architectural Review, result in the material removal of an inappropriate feature(s) and the material restoration or replacement of an architectural feature (s) in which historically appropriate to the structure.
- (d) A tax abatement of six (6) years may be granted to projects which effect renovation of or improvement to a structure [if the] effect of such renovation or improvement increases the appraised (true) value of the structure by less than fifty thousand dollars (\$50,000.00) as determined by the Warren County Tax Assessor and neither subsection (b) or (c) above are applicable.
- (e) A tax abatement of seven (7) years may be granted to projects which effect renovation of or improvement to a structure if the effect of such renovation or improvement increases the appraised (true) value of the structure by fifty thousand dollars (\$50,000.00) or more as determined by the Warren County Tax Assessor.

For new construction projects:

Please check the box that is appropriate to the project.

Must be for commercial and/or residential use;

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

SECTION IV

Project investment amount: _____

Estimated project beginning date: _____

Estimated project completion date: _____

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

Date

Applicant/Property Owner

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): _____

Date received from the Warren County Tax Assessor determination of the increase in appraised (true) value of the structure as a result of the renovations or improvements to the structure or new construction performed under the application for tax abatement: _____

Warren County Tax Assessor's increase amount of the appraised (true) value of the structure as a result of the renovations or improvements to the structure or new construction: \$ _____

Final Resolution sent to City Clerk: _____

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

ARTICLE IV. - TAX ABATEMENT PROGRAM FOR CENTRAL BUSINESS AND HISTORIC DISTRICTS

Sec. 22-43. - Title.

This article shall hereby be entitled the "Central Business District and Historic Preservation Districts Tax Abatement Ordinance" and shall hereafter be referred to and known under such title.

(Ord. No. 98-4, § 1, 2-25-98)

Sec. 22-44. - Purpose.

There is hereby established a tax abatement program within those areas of the City of Vicksburg designated by article of the mayor and aldermen as either the Central Business District Commercial Zone (C-3) or as the Historic Vicksburg District for the promotion of business, commerce or industry, or for historic preservation, the application of which shall be pursuant to the requirements of this article.

(Ord. No. 98-4, § 2, 2-25-98; Ord. No. 2004-07, §§ 1, 2, 4-9-04)

Sec. 22-45. - General provisions.

The mayor and aldermen of the City of Vicksburg, Mississippi, may, in their discretion, exempt from any or all municipal ad valorem taxes, excluding ad valorem taxes for school district purposes, for a period of not more than seven (7) years, any new construction, any new renovations of and improvements to, existing structures lying within the areas designated by article of the mayor and aldermen of the City of Vicksburg as the Central Business District Commercial Zone, the Historic Vicksburg District but only in the event that such structures shall have been constructed, renovated or improved pursuant to the requirements set forth in this article.

(Ord. No. 98-4, § 3, 2-25-98; Ord. No. 2004-07, §§ 3, 4, 4-9-04; Ord. No. 2005-24, §§ 1, 2, 11-23-05)

Sec. 22-46. - Application procedures.

Any person, firm or corporation seeking a tax abatement under the provisions of this article shall be required to submit a written application for tax abatement on forms provided for such purpose. Such application shall accompany the application for a certificate of appropriateness for the desired construction, renovation, or improvement which is required by Article VIII of Ordinance 71-8, as amended, of the Code of Ordinances of the City of Vicksburg [article VIII of appendix A of this volume], entitled the Historic Vicksburg District Ordinance. Applications shall be filed with the community development building official. Upon receipt of the application for tax abatement, the building official shall forward such application for tax abatement to the city clerk for review to ensure that it is in proper form and complete. Upon receipt of the

application for a certificate of appropriateness, the building official shall review such application to ensure that it is in proper form and complete and shall immediately forward the application for a certificate of appropriateness along with a copy of the application for tax abatement to the secretary of the board of architectural review. Thereafter, the application for a certificate of appropriateness shall be reviewed in accordance with the procedures for the historic preservation district in which the property to be constructed, renovated, or improved is situated. For the purposes of this article, the board of architectural review shall, in addition to the powers and duties vested by Article VIII of Ordinance 71-8, as amended, of the Code of Ordinances of the City of Vicksburg [article VIII of appendix A], be vested with the power and duty to review applications for certificate of appropriateness for all interior alterations or additions to existing buildings and structures and to grant or deny applications for certificates of appropriateness for such interior work. Applicants receiving tax credits from Mississippi Department of Archives and History ("MDAH") must provide evidence of tax credits received from MDAH.

(Ord. No. 98-4, § 4, 2-25-98; Ord. No. 2004-07, §§ 5, 6, 4-9-04; Ord. No. 2005-24, §§ 3, 4, 11-23-05; Ord. No. 2022-09, §§ 1, 2, 8-10-22)

Sec. 22-47. - Denial of an application for certificate of appropriateness; appeals.

Denial of an application for a certificate of appropriateness and appeals shall be governed by the provisions of articles VIII and IX of Ordinance No. 71-8, as amended, of the Code of Ordinances of the City of Vicksburg, Mississippi.

(Ord. No. 98-4, § 5, 2-25-98)

Sec. 22-48. - Formula for determination of tax abatement.

The term "building value" in this formula shall represent the appraised (true) value of a property, minus the true value of the land, as shown on the records of the Warren County Tax Assessor.

(1) For renovation and/or improvement projects:

- a. The minimum project investment shall be fifteen thousand dollars (\$15,000.00) or fifteen (15) percent of the building value, whichever is greater.
- b. A tax abatement of seven (7) years may be granted to projects which effect renovation of or improvement to a structure which converts unused or underutilized second or subsequent floor space to residential occupancy.
- c. A tax abatement of seven (7) years may be granted to projects which effect renovation of or improvements to a structure which, in the written opinion of the board of architectural review, result in the material removal of an inappropriate feature(s) and the material restoration or replacement of an architectural feature(s) in which historically appropriate to the structure.

- d. A tax abatement of six (6) years may be granted to projects which effect renovation of or improvement to a structure [if the] effect of such renovation or improvement increases the appraised (true) value of the structure by less than fifty thousand dollars (\$50,000.00) as determined by the Warren County Tax Assessor and neither subsection (b) or (c) above are applicable.
- e. A tax abatement of seven (7) years may be granted to projects which effect renovation of or improvement to a structure if the effect of such renovation or improvement increases the appraised (true) value of the structure by fifty thousand dollars (\$50,000.00) or more as determined by the Warren County Tax Assessor.

(2) For new construction projects:

- a. Must be for commercial and/or residential use;
- b. For a three-year abatement, the minimum project investment must be fifty thousand dollars (\$50,000.00);
- c. For a five-year abatement, the minimum project investment must be one hundred thousand dollars (\$100,000.00);
- d. For a seven-year abatement, the minimum project investment must be three hundred thousand dollars (\$300,000.00).

(Ord. No. 98-4, § 6, 2-25-98; Ord. No. 2004-07, §§ 7, 8, 4-9-04; Ord. No. 2005-24, §§ 5, 6, 11-23-05; Ord. No. 2022-09, §§ 3, 4, 8-10-22)

Sec. 22-49. - Conditional approval of tax abatement.

Upon receipt of a certificate of appropriateness, and prior to the commencement of any work for which the tax abatement is sought, any person, firm or corporation seeking to apply for tax abatement from the mayor and aldermen of the City of Vicksburg, Mississippi, shall file with the city clerk a copy of such certificate of appropriateness along with a written request that the mayor and aldermen of the City of Vicksburg, Mississippi, consider conditional approval of the application for tax abatement contingent upon all work being performed in compliance with the certificate of appropriateness and all other city codes and ordinances. The disposition of such application shall be expressed in the form of a resolution by the mayor and aldermen of the City of Vicksburg, Mississippi, to grant or deny conditional approval of a tax abatement from any or all municipal ad valorem taxes, excluding ad valorem taxes for school district purposes, for a specific period, not to exceed seven (7) years, for any new construction, new renovations of and improvements to existing structures, contingent upon such work being performed in compliance with the certificate of appropriateness and all other city codes and ordinances.

(Ord. No. 98-4, § 7, 2-25-98; Ord. No. 2005-24, §§ 7, 8, 11-23-05)

Sec. 22-50. - Final approval of tax abatement; finding.

- (a) The building official shall monitor the project for compliance with the terms of the certificate of appropriateness and all other appropriate city codes and articles. Upon final inspection of the project, and if the project is in compliance with such terms and other codes and articles of the city, the building official shall so notify the applicant and city clerk in writing. The applicant shall then forward to the Warren County Tax Assessor detailed information as tax assessor may require in order for the tax assessor to determine the increase in appraised (true) value of the structure as a result of the renovations of, and improvements to, structures, or new construction, performed under the application for tax abatement. The applicant must agree with the tax assessor's value prior to abatement and not seek a reduction in the value throughout the abatement period. The information must be submitted to the tax assessor on or before June 1st of the year following the calendar year of completion of the project.
- (b) At such time as the Warren County Tax Assessor makes the final determination of the increase in appraised (true) value as a result of the renovation of or improvement to the structures, or new construction performed under the application for tax abatement, the applicant shall present proof of such determination in a form acceptable to the city clerk.
- (c) Final approval of tax abatement shall be expressed in the form of a resolution by the Board of Mayor and Aldermen of the City of Vicksburg, to exempt from any or all municipal ad valorem taxes, excluding ad valorem taxes for school district purposes, for a specific period, not to exceed seven (7) years, such new renovation of and improvement to existing structures, or new construction, in compliance with the certificate of appropriateness and all other appropriate city codes and ordinances for the purpose of the promotion of business, commerce, or industry if the property is located in the Central Business District or for the promotion of historic preservation if the property is located in a designated historic district.
- (d) All abatement projects shall be completed in a timely manner and applicants will be granted only two (2) extensions of six (6) months each.
- (e) *Limitations on final approval of tax abatement.*
 - (1) A granted final approval of tax abatement may be revoked if the proposed commercial business does not open, the commercial business ceases its business operation or changes business type.
 - (2) A granted final approval of tax abatement may be revoked for violations of the city ordinances or property maintenance code or failure to submit required documentation, i.e. receipts for amount of investment, building permits, and certificate of occupancy, to the community development department in a timely manner.
 - (3) A granted final approval of tax abatement shall be revoked for failure to pay taxes that are not exempt, i.e. school taxes or other ad valorem taxes assessed prior to a tax sale.

(Ord. No. 98-4, § 8, 2-25-98; Ord. No. 2004-07, §§ 9, 10, 4-9-04; Ord. No. 2005-24, §§ 9, 10, 11-23-05; Ord. No. 2022-09, §§ 5, 6, 8-10-22)

Sec. 22-51. - Application for tax abatement; appeals.

Any person, firm or corporation aggrieved at the findings of the mayor and aldermen of the City of Vicksburg, Mississippi, shall have the right to appeal from the findings of the mayor and aldermen in the form and manner and as required by the laws of Mississippi.

(Ord. No. 98-4, § 9, 2-25-98)