

The City of Vicksburg

APPLICATION FOR CITY OF VICKSBURG AD VALOREM TAX EXEMPTION FOR REDEVELOPMENT DISTRICT

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

There is hereby established a tax abatement program within the City of Vicksburg designated by the Board of Mayor and Aldermen as the redevelopment district for the promotion of business, commerce or industry and the development and renovation of multifamily and residential properties, the application of which shall be pursuant to the requirements of this article. The redevelopment district shall include all commercial property, multifamily housing, and residential properties within the city limits. 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 prior to or near the beginning the redevelopment project. In addition to the written application, applicants shall submit the scope of the project including anticipated expenses and project details including the final use of the project. Applications shall be filed with the office of community planning. Upon receipt of the application for tax abatement, the appropriate community planning official shall forward such application for tax abatement to the city clerk for review to ensure that it is in proper form and complete. Plans and specifications shall be submitted to the office of building and inspections for approval in accordance with the site plan review procedures.

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.

FOR TAXES TO BE ABATED FOR THE YEAR OF COMPLETION, FINAL RESOLUTIONS WILL NEED TO BE MADE TO THE MAYOR AND ALDERMEN BY June 1ST. YOU ARE REQUIRED TO CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT WHEN WORK IS COMPLETE SO THIS DEADLINE CAN BE MET.

INSTRUCTIONS:

APPLICANT: Submit two (2) copies of 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 an application for tax abatement with original signatures, 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
REDEVELOPMENT DISTRICT**

SECTION 1

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 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) \$ _____

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

Legal Description: _____

Description of Project: _____

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: _____

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): _____

Final Resolution sent to City Clerk: _____

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

ARTICLE V. - TAX ABATEMENT PROGRAM FOR REDEVELOPMENT DISTRICT

Sec. 22-52. - Title.

This article shall hereby be entitled the "Redevelopment District Tax Abatement Ordinance" and shall hereafter be referred to and known under such title. This article is established pursuant to authority granted in Miss. Code Ann. 1972, § 17-21-5, as amended.

(Ord. No. 2005-02, § 1, 1-25-05)

Sec. 22-53. - Purpose.

There is hereby established a tax abatement program within the City of Vicksburg designated by the board of mayor and aldermen as the redevelopment district for the promotion of business, commerce or industry and the development and renovation of multifamily and residential properties, the application of which shall be pursuant to the requirements of this article. The redevelopment district shall include all commercial property, multifamily housing, and residential properties within the city limits.

(Ord. No. 2005-02, § 1, 1-25-05; Ord. No. 2022-10, §§ 1, 2, 8-10-2022)

Sec. 22-54. - General provisions.

The Board of Mayor and Aldermen of the City of Vicksburg, Mississippi may, in their discretion, exempt any increase in municipal ad valorem taxes, excluding ad valorem taxes for school district purposes, for a period of not more than 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 in the event that 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 set forth in this article.

(Ord. No. 2005-02, § 1, 1-25-05; Ord. No. 2022-10, §§ 3, 4, 8-10-2022)

Sec. 22-55. - 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 prior to or near the beginning the redevelopment project. In addition to the written application, applicants shall submit the scope of the project including anticipated expenses and project details including the final use of the project. Applications shall be filed with the office of community planning. Upon receipt of the application for tax abatement, the appropriate community planning official shall forward such application for tax

abatement to the city clerk for review to ensure that it is in proper form and complete. Plans and specifications shall be submitted to the office of building and inspections for approval in accordance with the site plan review procedures.

(Ord. No. 2005-02, § 1, 1-25-05)

Sec. 22-56. - Criteria for determination of tax abatement.

Guidelines for tax abatement projects are as follows:

- (1) Must be a redevelopment project meaning demolition and new construction or renovation/rehabilitation/improvements to an existing structure.
- (2) Must be a commercial, residential, or multifamily housing use.
- (3) For a three-year abatement, the minimum project investment must be fifty thousand dollars (\$50,000.00)
- (4) For a five-year abatement, the minimum project investment must be one hundred thousand dollars (\$100,000.00)
- (5) For a seven-year abatement, the minimum project investment must be three hundred thousand dollars (\$300,000.00)
- (6) 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.
- (7) 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.
- (8) Project was in progress as of July 1st, 2022, or begun after July 1st, 2022.
- (9) The decision to grant or deny the abatement rests with the sole discretion of the board of mayor and aldermen based upon the project meeting the above criteria and the goals of promoting business, commerce or industry or development or renovation of residential or multifamily housing properties within the city.

(Ord. No. 2005-02, § 1, 1-25-05; Ord. No. 2022-10, §§ 5, 6, 8-10-22)

Sec. 22-57. - Conditional approval of tax abatement.

- (a) After the determination is made that the project complies with the criteria for tax abatement, the board of mayor and aldermen shall enter an order on its minutes that the project consists of either redevelopment (demolition and new construction), renovations or improvements to existing structures and that the project promotes business, commerce, or industry or

development or renovation of residential or multifamily housing properties in the redevelopment district, and that upon completion of the project, any increase in the municipal ad valorem taxes due to the project should be abated for such period of time as the board determines in accordance with section 22-56, not to exceed seven (7) years.

- (b) The disposition of such application shall be expressed in the form of a resolution by the Board of Mayor and Aldermen of the City of Vicksburg, Mississippi, to grant or deny conditional approval of a tax abatement from any increase in 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 renovations of and improvements to existing structures, contingent upon such work being performed in compliance with approved project plans and all other city codes and ordinances. The city clerk shall transfer a copy of the conditional approval of the redevelopment project to the Warren County Tax Assessor.

(Ord. No. 2005-02, § 1, 1-25-05; Ord. No. 2022-10, §§ 7, 8, 8-10-22)

Sec. 22-58. - Final approval of tax abatement; finding.

- (a) The building official and other appropriate city departments shall monitor the project for compliance with the terms of the tax abatement resolution and all other appropriate city codes and articles. Upon final inspection of the project, and if the project complies with such terms and other codes and articles of the city, the building and inspection official shall so notify the applicant and city clerk in writing. The applicant shall then forward to the Warren County Tax Assessor, along with the city's order of conditional approval, detailed information as tax assessor may require for the tax assessor to determine the increase in appraised (true) value of the property because of the improvements performed as set forth in the application for tax abatement. 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) When the Warren County Tax Assessor makes the final determination of the increase in appraised (true) value as a result of the redevelopment, renovation of or improvement to the property or structure performed under the application for tax abatement, the application 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 any increase in municipal ad valorem taxes, excluding ad valorem taxes for school district purposes, for a specific period, not to exceed seven (7) years, on the redeveloped property including demolished structures with new construction and renovation of and improvements to existing structures, in compliance with the application for tax abatement and all other appropriate city codes and ordinances. Said

resolution shall declare that said project promotes business, commerce, or industry or development of residential and multifamily housing projects and that the properties are within the city limits declared to be a redevelopment district.

(d) *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. 2005-02, § 1, 1-25-05; Ord. No. 2022-10, §§ 9, 10, 8-10-22)

Sec. 22-59. - Denial of an application for tax abatement; appeals.

Appeal from the denial of an application for redevelopment tax abatement shall be governed by the laws of the State of Mississippi, specifically of the Miss. Code Ann. 1972, § 11-51-75, as amended.

(Ord. No. 2005-02, § 1, 1-25-05)