



JONES COUNTY

MISSISSIPPI

P.O. Box 527, Laurel, Mississippi 39440

O: (601) 649-3031 F: (601) 428-2047

www.jonescounty.com

APPLICATION FOR AD VALOREM TAX EXEMPTION WITHIN THE CENTRAL BUSINESS DISTRICT AND/OR THE HISTORIC PRESERVATION DISTRICT FOR THE CITY OF LAUREL, MISSISSIPPI AND JONES COUNTY, MS

Mississippi Code Section 17-21-5 gives municipalities the authority to 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 years, any new renovations of and improvements to existing structures lying within a designated Central Business District or the Historic Preservation District, or new construction for commercial and/or residential uses within the designated Central Business District or Historic Preservation District.

USES WHICH QUALIFY FOR EXEMPTIONS

One of the primary goals of this ad valorem tax exemption program is to promote economic revitalization and diversity of enterprises, therefore, new or renovated structures related to commercial uses or multifamily residential uses may qualify for an exemption under this ordinance; all structures used for single-family residential purposes, do not qualify for an exemption by this ordinance. Structures which are within the boundaries of the district described by this ordinance and are also within a zoning district which permits mixed uses (meaning a commercial use and a residential use within a single structure), may also qualify for an exemption under this ordinance.

Pursuant to such regulation, the Mayor and Council Members of the City of Laurel, Mississippi, as passed by the City of Laurel on June 7, 2016 its Resolution Establishing District to Enable Utilization of Tax Exemption Provisions of Section 17-21-5, MCA; Establishing Criteria for Uniform Processing of Qualified Applications for Tax Exemptions; and Urging the Jones County Board of Supervisors to Provide Similar Exemptions to Qualified Applicants, which sets forth procedural requirements for the granting of such tax exemption by the Mayor and Council. Likewise, on June 20, 2016, the Jones County Board of Supervisors adopted its Resolution Establishing District to Enable Utilization of Tax Exemption Provisions of Section 17-21-5, MCA; Establishing Criteria for Uniform Processing of Qualified Applications for Tax Exemptions to Qualified Applicants, which enacts tax exemption policies to fullest extent authorized by law, similar to those adopted by City of Laurel in order to maximize the effect of the economic redevelopment incentives intended by these ordinances.

DISTRICT BOUNDARIES

For the limited purpose of implementing Section 17-21-5, Mississippi Code of 1972, as amended, the area described on the map attached hereto as Exhibit "A", which shall be retained for inspection in the office of the City Clerk but not reproduced in the Code of Ordinances, is hereby designated a "Central Business District and Historic Preservation District" in the City of Laurel.

**PLEASE ATTACH A COPY OF THE CURRENT AD VALOREM TAXES FROM THE JONES
COUNTY TAX COLLECTOR'S OFFICE,
NOT ASSESSMENT FROM DELTA COMPUTER SYSTEMS.**



JONES COUNTY

M I S S I S S I P P I

P.O. Box 527, Laurel, Mississippi 39440
O: (601) 649-3031 F: (601) 428-2047

www.jonescounty.com

INSTRUCTIONS

APPLICANT:

Submit six (6) copies of the application for tax abatement, with original signatures, prior to **JUNE 1** for project consideration. Submissions should be delivered to the Economic Development Authority of Jones County, C/O: CITY OF LAUREL CBD AD VALOREM EXEMPTION, 153 Base Drive, P. O. Box 527, Laurel, MS 39441.

ECONOMIC DEVELOPMENT AUTHORITY OF JONES COUNTY:

Upon receipt of an application for tax abatement, six (6) copies, with original signatures, and an application for a Certificate of Compliance by the City of Laurel, the Economic Development Authority of Jones County will forward two original tax abatement applications and a letter of findings granting conditional approval for the Mayor and Laurel City Council approval to the City Clerk. Likewise, two original tax abatement applications and a letter of findings granting conditional approval for the President and Jones County Board of Supervisors approval to the County Administrator.

CITY CLERK:

Upon receipt of the original applications for tax abatement forwarded from the Economic Development Authority of Jones County, the applications will be placed on a pending agenda for consideration by the Mayor and Council.

COUNTY ADMINISTRATOR:

Upon receipt of the original applications for tax abatement forwarded from the Economic Development Authority of Jones County, the applications will be placed on a pending agenda for consideration by the Jones County Board of Supervisors.

ECONOMIC DEVELOPMENT AUTHORITY OF JONES COUNTY:

After verification from the City of Laurel Inspections Department all work has been completed and found in satisfactory compliance, the Economic Development Authority 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 Laurel City Council. Likewise, the Economic Development Authority will forward a final resolution stating work has been completed to the County Administrator to be placed on a pending agenda for consideration by the Jones County Board of Supervisors.

CITY CLERK:

After the final resolution has been signed by the Mayor and Council the City Clerk will forward a copy to the Jones County Tax Assessor's office, the Economic Development Authority and the applicant.

COUNTY ADMINISTRATOR:

After the final resolution has been signed by the Board of Supervisors the County Administrator will forward a copy to the Jones County Tax Assessor's office, the Economic Development Authority and the applicant.

JONES COUNTY
MISSISSIPPI



New State
JONES

JONES COUNTY

MISSISSIPPI

P.O. Box 527, Laurel, Mississippi 39440
O: (601) 649-3031 F: (601) 428-2047

www.jonescounty.com

**APPLICATION FOR AD VALOREM TAX EXEMPTION WITHIN
THE CENTRAL BUSINESS DISTRICT AND/OR
THE HISTORIC PRESERVATION DISTRICT
FOR THE CITY OF LAUREL, MISSISSIPPI**

SECTION I: PROPERTY OWNER INFORMATION

Name: MARCELLA GROUP INVESTMENT LLC

Mailing Address: 317 W. OAK ST.

LAUREL, MS 39440

Telephone: _____ Fax: _____

SECTION II: PROJECT INFORMATION

Project Address: 414 FRONT ST.

LAUREL, MS 39440

Jones County Tax Assessor PPIN Number: 14468

Project is for: ☐ New Construction
☒ Renovation to Existing Structure

TAXES INCLUDED IN EXEMPTION

Exemptions granted by governing bodies pursuant to these ordinances shall be from ad valorem taxes designated in Section 17-21-5, Mississippi Code of 1972, as amended, which specifically prohibits exemption from ad valorem taxes for school district purposes.

Current Ad Valorem tax on property and any structure excluding tax for school purposes.

(Attach most recent tax receipt) \$ 1188.45

Legal Description: GEN DESC LOT 4 IN LOTS 6 & 7 IN LOT 11

Description of Project: _____

JONES COUNTY
MISSISSIPPI



New State
JONES

SECTION III: FORMULA FOR DETERMINATION OF TAX EXEMPTION

NEW CONSTRUCTION

All applications for exemption from ad valorem taxation on improvements (excluding land) for any new construction within the district designated by this ordinance shall be subject to the following:

- i) Amount of exemption. Any exemption from ad valorem taxes on improvements (excluding land) for any new construction, and shall have a maximum exemption of 2/3's of the ad valorem taxes on the new structure.
- ii) Whether to grant an exemption as well as the determination of the amount of any such exemption, shall be determined by resolution of the City and County on a case by case basis. This determination shall take into consideration: the nature of the uses proposed for the structure; the location of the improvement; the potential for the generation of tax revenues from the property other than ad valorem taxes; the need for economic redevelopment in that specific area; the total monetary value of project under consideration; and the aesthetic and historical value of the improvement. Below are the general guidelines the City and County has decided to implement:
 - a) For a three-year (3) abatement on 2/3's of the value of the new construction, the minimum project investment must be three hundred thousand dollars (\$300,000.00).
 - b) For a five-year (5) abatement on 2/3's of the value of the new construction, the minimum project investment must be five hundred thousand dollars (\$500,000.00).
 - c) For a seven-year (7) abatement on 2/3's of the value of the new construction, the minimum project investment must be seven hundred thousand dollars (\$700,000.00).

These are not guarantees but merely guidelines. The ultimate decision as to whether to grant an exemption and the amount thereof will be made on a case by case basis.

RENOVATIONS TO EXISTING STRUCTURES

When an existing structure within the district designated by this ordinance is renovated, all applications for exemption from ad valorem taxation on the improvements thereto (excluding land) shall be subject to the following provisions:

- i) Amount of Exemption. Any exemption from ad valorem taxes on improvements (excluding land) for any renovation or improvements shall have a maximum exemption of one hundred percent (100%) of the ad valorem taxes on the renovations or improvements.
- ii) Whether to grant an exemption, as well as the amount of any such exemption, shall be determined by resolution of the City and County on a case by case basis. This determination shall take into consideration: the nature of the use proposed for structure; the location of the improvement; the potential for the generation tax revenues from the property other than ad valorem taxes; the need for economic redevelopment in that specific area; the total monetary value of project under consideration; and aesthetic and historical value of the improvements or renovations. Below are the general

JONES COUNTY

MISSISSIPPI

P.O. Box 527, Laurel, Mississippi 39440

O: (601) 649-3031 F: (601) 428-2047

www.jonescounty.com

guidelines the City and County has decided to implement:

- a) For a three-year (3) abatement of the ad valorem taxes on the improvements or renovations the minimum project investment must be fifty thousand dollars (\$50,000.00).
- b) For a five-year (3) abatement of the ad valorem taxes on the improvements or renovations the minimum project investment must be one hundred thousand dollars (\$100,000.00).
- c) For a seven-year (3) abatement of the ad valorem taxes on the improvements or renovations the minimum project investment must be one hundred fifty thousand dollars (\$150,000.00).

These are not guarantees but merely guidelines. The ultimate decision as to whether to grant an exemption and the amount thereof will be made on a case by case basis.

SECTION IV:

Estimated project amount: \$200,000.00

Project beginning date: OCT 2016

Project completion date: JUNE 2017

By signing this application, the undersigned acknowledges the above information is true, correct and complete to the best of their knowledge. In addition to this application, a sworn statement of itemized expenses, including all costs, receipts, and payments, both fixed costs and intangible services, have been included within project parameters and the project meets the scope and intentions of the approved ordinances and acceptable building standards of the governing entities. Likewise, the governing entities retain the right to audit and question any portion of the documents and statements held within and the Property Owner agrees to cooperate to their full extent with the governing entities.

Property Owner: _____

Date: 5/31/18

The governing entities of this economic revitalization program hereby reserve the right to suspend the application of this program in the event they, in their sole discretion, determine the fiscal management of the entities require such action. Suspension of this program shall not invalidate or revoke exemptions previously granted; however, no new ad valorem tax exemptions shall be granted during such period of suspension.

This ordinance shall not be construed as a guarantee of an exemption or the grant to any person or entity of a property right in an exemption.



JONES COUNTY

MISSISSIPPI

P.O. Box 527, Laurel, Mississippi 39440

O: (601) 649-3031 F: (601) 428-2047

www.jonescounty.com

Exhibit A District Boundaries



JONES COUNTY
MISSISSIPPI



New State
JONES

LRMBIL01 LUCKY LAND ROLL RECEIPTS MAINTENANCE LRWBIL97/M5
 Name MARCELLA GROUP INVESTMENT LLC Parcel 118Y-05-13-010.00
 PPIN 14468 Yr 2017 Entry JD 2 TD 2110 MCO STR 05 08 11
 Type O ORIGINAL Group HAS PAYMENTS
 Voided Exempt Code Eligible for Class 1 N (Y/N)
 Hse:Split Y 1-065,2-DAV,3-DIS,4-REG Added 11 3 2017 RQB
 Deed Bk 0216 Pg 4754 Ext Typ WD 8 5 2016 Chged
 Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed
 1
 2 5040 41010 46050 6908
 5040 41010 46050 6908
 COUNTY: ---Base---Rate---Tax----- CITY:-Rate---Tax----- SSD:-Rate---Tax---
 Receipt No. 6908 63.5800 439.21 39.3500 271.83 69.1100 477.41
 Adv. DAV
 100 HE
 Reg He
 Levee
 Forest
 Dr1
 2
 3
 Total Tax (1188.45) 439.21 271.83 477.41
 F24-EXIT
 F3-Next F4-Address F5-Legal F6-Addendum F8-Print F9-Show Calculated taxes

Special Assessment