

There came on for consideration at a duly constituted meeting of the Board of Aldermen and Mayor of the City of Long Beach held on 7th day of August 2018, the following Ordinance, which was reduced in writing and presented in advance of the meeting for reading and examination:

ORDINANCE NO. 639

ORDINANCE ESTABLISHING CENTRAL BUSINESS DISTRICTS AND RESIDENTIAL RENEWAL DISTRICTS TO ENABLE UTILIZATION OF TAX EXEMPT PROVISIONS OF SECTION 27-21-31 (1) AND (2), AND SECTION 27-21-32(2) OF MCA; AND FOR OTHER PURPOSES

WHEREAS, the Legislature of the State of Mississippi has provided a mechanism to encourage the economic revitalization of certain areas of municipalities through the granting of ad valorem tax exemptions for the promotion of business and commerce, and the renewal and redevelopment of certain residential renewal districts; and

WHEREAS, the Governing Authorities have heretofore determined that there exist certain areas within the City of Long Beach which constitute the commerce area of the Municipality and which are in need of redevelopment following damage of destruction of most structures therein due to Hurricane Katrina, and which areas are facing economic hurdles to such redevelopment stemming from the economic after effects of that storm; and,

WHEREAS, the Governing Authorities have also determined that there exist certain residential areas within the City of Long Beach which are in dire need of redevelopment following damage of destruction of most structures therein due to Hurricane Katrina, and which areas are facing economic hurdles to such redevelopment stemming from the economic after effects of that storm, new storm and flood elevation requirements and other issues; and,

WHEREAS, the Governing Authorities have heretofore determined that the current national economic climate has further impeded the economic growth and recovery of the City of Long Beach and resulting in a need for this incentive program; and,

WHEREAS, the Governing Authorities have heretofore determined and established that all of the City could benefit from the implementation of this incentive program through ad valorem tax exemptions for the buildings with commercial uses

within the designated central business district, which would in turn provide another wave of redevelopment and recovery in the city and assist the City in recovering from the national recession; and,

WHEREAS, the Governing Authorities have heretofore determined and established that all of the City could benefit from the implementation of this incentive program through ad valorem tax exemptions for certain residential areas within the City of Long Beach which are in need of redevelopment following damage of destruction of most structures therein due to Hurricane Katrina, and which areas are facing economic hurdles to such redevelopment stemming from the economic after effects of that storm, which would in turn provide another wave of redevelopment and recovery in the city and assist the City in recovering from the national recession; and,

WHEREAS, the Governing Authorities have heretofore determined that it would be in the best interest of the City of Long Beach as a whole to encourage the economic revitalization of such central business district areas and rebuilding of such residential redevelopment district areas; and,

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of Long Beach, Mississippi, as follows:

SECTION ONE.

1. Establishment of Central Business District. For purposes of this Ordinance, the Central Business District of the City of Long Beach is hereby established as follows:
All Commercially zoned property south of the CSX Railroad tracks, from the Western City limits to the Eastern City limits.
2. Minimum Investment Requirements - Commercial: To qualify for the tax exemption any commercial properties must meet the following minimum investment amounts:
 - a. \$500,000 in Zone C-1
 - b. \$2,000,000 in Zone C-1 HD
 - c. \$1,000,000 in all other commercially zoned areas outside of the C-1 and C-1 HD designated zones.

3. Establishment of Residential Renewal District. For purposes of this ordinance, the Residential Renewal District is established as follows: All Residentially zoned property that abuts Highway 90 or any part of which is South of the Limit of Moderate Wave Action demarcation line.
4. Minimum Investment Requirements - Residential: To qualify for the tax exemption any commercial properties must meet the following Minimum Investment Requirements:
 - a. \$400,000 for single family residential
 - b. \$3,000,000 for multi-family residential

SECTION TWO.

Establishment of Tax Exemption:

1. Pursuant to Sections 27-21-31 (1) and (2), and Section 27-21-32(2) of MCA, there is hereby established a procedure by which the Governing Authorities of the municipality may grant exemptions from ad valorem taxation, except ad valorem taxation for school district purposes, for new structures or improvements to or renovations of existing structures located in the designated Central Business District of the municipality, for a period of not more than seven (7) years from the date of the completion of the new structure or the improvement to or renovation of the existing structure for which the exemption is granted.
2. Pursuant to Sections 27-21-31 (1) and (2), and Section 27-21-32(2) of MCA there is hereby established a procedure by which the governing authorities of the municipality may grant exemptions from ad valorem taxation, except ad valorem taxation for school district purposes, for new structures or improvements to or renovations of existing structures located in the Residential Renewal District of the municipality, for a period of not more than seven (7) years from the date of the completion of the new structure or the improvement to or renovation of the existing structure for which the exemption is granted.
3. Any person, firm or corporation desiring to obtain the exemption authorized in

this section shall first file a written application therefor with the Governing Authorities of the municipality certifying the new structure or the improvement or renovation qualifies for the requested exemption under law and specifying how same qualifies under law, providing full information about the property for which the exemption is requested, including the true value of all such property, and the date from which the exemption is requested to begin. Any application for an exemption under this section must be made within twelve (12) months from the date of the completion of the new structure or the improvement to or renovation of the existing structure for which the exemption is requested.

4. Tax exemptions granted by the Board of Alderman pursuant to this program shall be up for a period of up to seven (7) years, and for up to one hundred (100%) percent of the amount of the potential exemption. The governing authorities of the municipality may approve such application for all or any part of the property for which the exemption is requested and for all or any part of the authorized period of exemption.
5. All applicants are required to file their applications for exemption within one year of the date of completion of the proposed improvements or renovations.

SECTION THREE

Any exemption granted under this section shall be in lieu of ad valorem tax exemptions authorized under any other provision of law.

SECTION FOUR

This Ordinance shall be in full force and effect within one month after its passage and shall be enrolled and published in the manner required by law.

The above and foregoing Ordinance having been introduced in writing, was first read and considered section by section and then as a whole. After being moved for adoption by Alderman Lishen, seconded by Alderman Griffin, the question being put to a roll call vote by the Mayor, the result was as follows:

Alderman Ronald Robertson	voted	Aye
Alderman Timothy McCaffrey, Jr.	voted	Aye
Alderman Kelly Griffin	voted	Aye
Alderman Bernie Parker	voted	Aye
Alderman Mark E. Lishen	voted	Aye
Alderman Patricia Bennett	voted	Aye
Alderman Donald Frazer	voted	Aye

The above and foregoing, having received the majority vote of the City Council of the City of Long Beach, Mississippi, the Mayor declared the same carried and adopted, this the 7th day of August 2018.

APPROVED:

GEORGE L. BASS, MAYOR

ATTEST:

STACEY DAHL, CITY CLERK

CERTIFICATE

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

I, the undersigned, Stacey Dahl, City Clerk within and for the City of Long Beach, Mississippi, do hereby certify that the above and foregoing is a true and correct copy of that certain Ordinance #639 of the City of Long Beach, Mississippi, adopted by the Mayor and Board of Aldermen at a regular meeting duly held and convened on the 7th day of August, 2018, as the same appears of record in Ordinance Book #9, pages _____, inclusive, in my office at the City Hall in said City.

Given under my hand and the official seal of my office this the 8th day of August, 2018.

-SEAL-

Stacey Dahl, City Clerk