



MADISON COUNTY BOARD OF SUPERVISORS

125 West North Street • Post Office Box 608
Canton, Mississippi 39046
601-855-5500 • Facsimile 601-855-5759
www.madison-co.com

August 19, 2019

Norman Cannady
Madison County Tax Assessor
PO Box 292
Canton, MS 39046

Honorable Mr. Cannady:

The City of Madison (City) and Madison County (County) entered into a Tax Increment Financing (TIF) agreement to fund certain public improvements associated with the construction of the CVS Pharmacy in the City of Madison. The City issued TIF bonds associated with this project on August 9, 2011.

For the purpose of calculating the County's share of the TIF debt obligation, please provide the following information to the Comptroller's Office:

The identity of all real property parcels within the TIF district for each year for the tax years 2011 thru 2019.

Your prompt attention to this matter is appreciated.

Sincerely,

Trey Baxter, President
Board of Supervisors



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August 19, 2019

Kay Pace
Madison County Tax Collector
PO Box 113
Canton, MS 39046

Honorable Ms. Pace:

The City of Madison (City) and Madison County (County) entered into a Tax Increment Financing (TIF) agreement to fund certain public improvements associated with the construction of the CVS Pharmacy in the City of Madison. The City issued TIF bonds associated with this project on August 9, 2011.

For the purpose of calculating the County's share of the TIF debt obligation, please provide the following information to the Comptroller's Office:

The settlement of real property taxes collected on the parcels (list to be provided) within the TIF district for the period May 1 – April 30 for each year beginning May 1, 2011 thru April 30, 2019.

Your prompt attention to this matter is appreciated.

Sincerely,

Trey Baxter, President
Board of Supervisors



L. Keith Parsons
D: 601-949-4701
F: 601-949-4804
kparsons@joneswalker.com

August 2, 2019

Via Email

Susan Crandall, City Clerk
City of Madison, Mississippi
213 South Lamar Street
Jackson, MS 39201

RE: City of Madison, Mississippi
Tax Increment Financing Revenue Bonds, Series 2011
(Madison Station Redevelopment Project) (the "Bonds")

Dear Ms. Crandall:

The purpose of this letter is to address payment obligations of the City of Madison, Mississippi (the "City") and Madison County, Mississippi (the "County") with respect to the Bonds. The Bonds were issued on August 9, 2011 in the principal amount of \$490,000 with the first interest and principal payment coming due on May 1, 2012.

In connection with the issuance of the Bonds, the City and the County entered into an Interlocal Agreement dated March 30, 2011 (the "interlocal Agreement"), which was approved by the Mississippi Attorney General on April 7, 2011 and filed with the Mississippi Secretary of State and the Chancery Clerk of the County. Under the Interlocal Agreement, as explained in more detail below, the County is required to contribute a fixed percentage of its ad valorem taxes on real property in the TIF District to the City for principal and interest payments due on the Bonds; the City then pays the balance of the principal and interest payments due on the Bonds out of the City TIF Revenues.

Section 11(c) of the Interlocal Agreement provides:

To provide for the Bond Payments, the County will pay to the City Official annually on or before May 15 of each year an amount (the "County Portion") of its County Ad Valorem TIF Revenues equal to the lesser of: (1) seventy percent (70%) of its County Ad Valorem TIF Revenues received during the twelve (12) month period ending on the last day of April next preceding; or (2) the amount of principal and interest to mature and accrue on the Bonds on the then next two (2) succeeding Bond Payments.

"County Ad Valorem TIF Revenues" is defined as the additional ad valorem tax revenue received by the County resulting from ad valorem taxes of the County on the Captured Assessed Value of real property within the boundaries of the TIF District.

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"Captured Assessed Value" is defined as the amount by which the "current assessed value" of such property exceeds the "original assessed value" as such terms are defined in Section 21-45-21, Mississippi Code of 1972. The "Certificate of the Tax Assessor Regarding the Captured Value of Real and Personal Property Included in the Tax Increment Financing Plan," dated September 3, 2010, is attached hereto and shows an "original assessed value" of \$467,562 for purposes of computing the Captured Assessed Value.

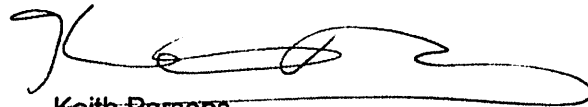
Based on the information we have been provided concerning the annual debt service payments on the Bonds and the "current assessed value" of property in the TIF District in 2011 and currently, it appears that seventy percent (70%) of its County Ad Valorem TIF Revenues received during the twelve (12) month period ending on the last day of April next preceding would always have been less than the amount of principal and interest to mature and accrue on the Bonds on the then next two (2) succeeding Bond Payments.

The City's portion of the payment is payable from "City TIF Revenues" which includes the City Ad Valorem TIF Revenues and the Sales Tax TIF Revenues. "City Ad Valorem TIF Revenues" is defined as the additional ad valorem tax revenue received by the City resulting from ad valorem taxes of the City on the Captured Assessed Value of real and personal property within the CVS Portion. "CVS Portion" is defined as that portion of the TIF District owned or leased for use by CVS now or in the future; provided however, that such portion shall remain as the CVS Portion if subsequently owned or leased for other purposes. "Sales Tax TIF Revenues" is defined as the increase in the amount of the municipal sales tax diversion received by the City from sales taxes collected within the boundaries of the CVS Portion of the TIF District.

In summary, on or before May 15 of each year beginning in 2012, the County should have made a payment to the City equal to seventy percent (70%) of its County Ad Valorem TIF Revenues received during the twelve (12) month period ending on the last day of April next preceding, which amount would be applied toward payment of principal and interest on the Bonds. The balance of the annual principal and interest payments should have been paid by the City from City TIF Revenues, which based on the information we have been provided should have been sufficient to cover the City's portion of the payment obligation in each year.

Please contact me if you have questions or need additional information or documentation.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Keith Parsons", written over a horizontal line.

Keith Parsons