



May 8, 2019

Mr. Shelton Vance  
Madison County Comptroller  
PO Box 608  
Canton, MS 39046-0608

RE: East County Line Road TIF Plan – TIF Year 2018

Dear Mr. Vance:

Enclosed is the computation for the East County Line (Lowe's) TIF along with the supporting documentation. The total amount due to the City of Ridgeland from Madison County for TIF Year 2018 is \$105,881.49.

If you have any questions or need any additional information, please feel free to contact me.

Sincerely,

Ashley Burton Daniel  
Finance Manager

mailing address: p.o. box 217 • ridgeland, ms 39158  
street address: 304 highway 51 • ridgeland, ms 39157  
ph: 601.856.7113 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • Paula W. Tierce, phr - city clerk / human resources director

board of aldermen: D.I. Smith - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2  
Kevin Holder, cmo, mayor pro tempore - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo - ward 6

**EVALUATION OF EAST COUNTY LINE ROAD TIF PLAN**

		<u>FYE 2018</u>	
		<u>Original</u>	<u>Refunded</u>
Amount	\$	5,360,000.00	1,845,000.00
Term		12 Years	5 Years
Bonds issued		December 2005	September 2015
Tif Plan approved 9/16/2003			
Total Project estimated cost	\$	28,000,000.00	

**SALES TAX**

**Total sales tax diversion from TIF District**

July 1, 2017 - June 30, 2018	\$395,018.05
less base year - July 1, 2004 - June 30, 2005	<u>16,539.00</u>
<b>Net Sales Tax Increase</b>	<b>378,479.05</b>

**REAL PROPERTY**

		<u>2018</u>	
		<u>County</u>	<u>City</u>
0721-31C-009/00.00	Lowe's Home Centers, Inc.	\$ 60,705.25	\$ 36,646.36
0721-31C-007/00.00	STMD, LLC	10,336.49	6,239.90
0721-31C-004/00.00	Guess Horton Ventures, LLC	867.19	523.50
0721-31C-006/00.00	Guess Horton Ventures, LLC	4,625.06	2,792.04
0721-31C-007/01.00	Old Hammond Retirement Center LP	5,149.96	3,108.91
0271-31C-007/02.00	R-Elka, LLC	6,660.45	4,020.76
<b>Total</b>		<u>88,344.39</u>	<u>53,331.47</u>
Less base year - July 1, 2004 - June 30, 2005		20,551.45	14,623.23
<b>Net Property Taxes</b>		<u>67,792.94</u>	<u>38,708.24</u>

**PERSONAL PROPERTY**

1195	Honey Baked Ham Co	613.51	370.36	
4376	Lowe's Home Center #2622	51,535.85	31,111.00	
4473	Raising Canes Chicken #30	833.49	503.16	
5099	Beyond Therapy Pediatric Group	239.90	144.82	
5138	Mattress Direct of New Orleans	-	-	
5212	Verizon Wireless	1,928.10	1,163.95	
6719	Parker School Uniforms #17	-	-	
7667	Medworx Home Medical Supply	341.76	206.31	
7743	Drayer Physical Therapy Institute	270.76	163.45	
9855	Performance Rehab Senior Care	18.24	11.01	
<b>Total</b>		<u>55,781.59</u>	<u>33,674.06</u>	
Less Ridgeland Road Share		(7,935.85)	-	
Less Holmes Maintenance		(4,336.53)	-	
Less Holmes Improvement		(5,420.66)	-	
		-	-	
<b>Total Property Taxes</b>		<u>105,881.49</u>	<u>72,382.30</u>	<b>178,263.79</b>

**TOTAL TAXES RECEIVED 2017**

\$ 556,742.84

Settlement from guarantor

\$ -

**Total receipts**

\$ 556,742.84

**Bond Payments Made**

Principal and interest  
Payment fees

408,357.50

**Total paid**

\$ 408,357.50

**Diversion Certificate**

— DEPARTMENT OF —  
**REVENUE**  
STATE OF MISSISSIPPI



June 20, 2018

ASHLEY BURTON DANIEL  
CITY OF RIDGELAND  
POST OFFICE BOX 217  
RIDGELAND MS 39157

**City of Ridgeland Sales Tax Diversion  
East County Line Road  
Revitalization Project  
As Diverted As Of June 30, 2018**

Pursuant to and as required by Miss. Code Ann. Section 21-45-21, as amended, and a resolution duly adopted by the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, dated on July 6, 2004 (the "Bond Resolution"), the Mississippi Department of Revenue, as authorized by the "Tax Increment Financing Act", Miss. Code Ann. Section 21-45-21, as amended (the "Act"), and after having been requested and authorized to do so by the Bond Resolution, doeshereby certify that:

1. The Original Diversion Amount of the sales tax collected and diverted to the City from the Redevelopment Project as determined by the Mississippi Department of Revenue as of June 30, 2004 is \$0.
2. The Current Diversion Amount collected within the Redevelopment Project and diverted to the City and as determined by the Mississippi Department of Revenue as of June 30, 2018 is \$ 395,018.05 .
3. On June 30, 2018 the incremental increase in diverted sales taxes resulting from the City sales tax is \$ 395,018.05 (the "Tax Increment").

For purposes of the Certificate, the following words and phrases shall have the following meaning:

"Current Diversion Amount" shall mean the amount of sales tax collected within the boundaries of the Redevelopment Project and diverted to the City in the twelve month period ending June 30, 2004 and as of June 30 of each year thereafter as long as the Bonds are outstanding and as set forth in the Annual Diversion Certificate of the Mississippi Department of Revenue filed with the City.

"Original Diversion Amount" shall mean the amount of sales tax collected within the boundaries of the Redevelopment Project and diverted to the City in the twelve month period ending June 30, 2004, as certified by the Mississippi Department of Revenue as required by Miss. Code Ann. Section 21-45-21, as amended.

"Redevelopment Project" shall mean the City of Ridgeland, MS Project as described in detail in the Tax Increment Financing Plan, City of Ridgeland, Mississippi, and approved by the Mayor and Board of Aldermen of the City on July 6, 2004, such project being located on a parcel of land described in EXHIBIT A of said plan.

"Tax Increment" shall mean the added increments of municipal ad valorem tax and sales tax revenue resulting from the taxation of the captured assessed value of the real and personal property contained within and forming a part of the Redevelopment Project site and the increased increment of sales tax collected within the boundaries of the Redevelopment

**P.O. Box 1033 Jackson, MS 39215-1033 Phone: (601) 923-7700 Fax: (601) 923-7714**

Form# aL0021 ii V9 1

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Project and diverted to the City when the original diversion amount is subtracted from the current diversion amount to the City which shall be so much of the additional tax revenues necessary and sufficient to pay the principal of and interest on the Bond and any future series of bonds issued by the City for the Redevelopment Project together with the annual fees and expenses of the paying agent but shall not include ad valorem taxes for school district purposes nor ad valorem taxes levied and collected for and on behalf of the City of Ridgeland, Mississippi.

**Darius Mangum, Auditor**

**P.O. Box 1033 Jackson, MS 39215-1033 Phone: (601) 923-7700 Fax: (601) 923-7714**

Form # aL0021 v V9 1

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Visit [www.dor.ms.gov](http://www.dor.ms.gov) for tax information and online filing. If you call, please have this letter with you.

## Shelton Vance

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**From:** Ashley Burton Daniel <Ashley.Daniel@ridgelandms.org>  
**Sent:** Wednesday, May 8, 2019 11:20 AM  
**To:** Shelton Vance  
**Cc:** Paula Tierce  
**Subject:** 2018 County Line TIF  
**Attachments:** Lowes TIF letter to county 05082019.pdf; 2018 Diversion Certificate.pdf

Attached is the request for payment for 2018 for the County Line TIF. The County's portion due to the City is \$105,881.49.

The County's property tax is calculated based on the actual receipts from July 2017 to June 2018. The County's portion is based on these milages:

General county 16.94  
Reappraisal trust 1.00  
Library 1.07  
Mapping and reappraisal 0.06  
Economic development 0.45  
Road & Bridge Maintenance 3.66  
Bridge & Culvert 1.20  
Countywide interest and sinking 6.55  
Holmes (maintenance and special) 2.25  
Total 33.18  
Less:  
Holmes (maintenance and special) 2.25  
Road & Bridge Maintenance (1/2) 1.83  
Adjusted total 29.10

I'm also attaching the calculation of the increment and the diversion certificate from the State.

A hard copy will follow.

If you have any questions or comments, please feel free to contact me.

Thanks,

**Ashley Burton Daniel**  
*Finance Manager*  
*City of Ridgeland*

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304 highway 51 · ridgeland, ms 39157  
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[Ashley.Daniel@Ridgelandms.org](mailto:Ashley.Daniel@Ridgelandms.org)  
[www.ridgelandms.org](http://www.ridgelandms.org)



**County Line Lowe's TIF  
Tax Collection Analysis  
Tax Year July 2017-June 2018**

Levy Name	Fund #	2018 Amount
Madison County Reappraisal T/F	002	4,343.76
Madison County General Fund	001	73,583.29
Economic Development Fund	137	1,954.69
County Wide Interest & Sinking Fund	226	28,451.62
Mapping & Reappraisal Fund	096	260.63
Bridge & Culvert Fund	160	5,212.50
Library Fund	095	4,647.82
Road Maintenance Fund-County	150	7,949.07
<b>Total Collecting Subject to TIF</b>		126,403.38
<b>Less: Base Year Collections</b>		<u>(20,551.45)</u>
<b>Collections Available for TIF</b>		<u><b>105,851.93</b></u>
Holmes Community College Maint Fund		4,343.76
Holmes Community College Special		5,429.69
Road Maintenance Fund-Ridgeland		7,949.07
		<u><b>17,722.52</b></u>
	<b>Totals</b>	<b>144,125.90</b>

