

By: Smith

To: Public Property

SENATE BILL NO. 3107
(As Sent to Governor)

1 AN ACT TO AMEND CHAPTER 514, GENERAL LAWS OF 1983, TO PROVIDE
2 THAT THE LAND LEASED TO THE MISSISSIPPI FEDERATION OF WOMEN'S
3 CLUBS, INCORPORATED, MAY BE LEASED BY THE FEDERATION, SUBJECT TO
4 THE APPROVAL OF THE BUREAU OF BUILDING, GROUNDS AND REAL PROPERTY
5 MANAGEMENT, TO A NONPROFIT ORGANIZATION THAT IS TAX EXEMPT UNDER
6 SECTION 501(C)(3) OF THE UNITED STATES INTERNAL REVENUE CODE; TO
7 CHANGE REFERENCES OF THE STATE BUILDING COMMISSION TO THE BUREAU
8 OF BUILDING, GROUNDS AND REAL PROPERTY MANAGEMENT; AND FOR RELATED
9 PURPOSES.

10 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

11 SECTION 1. Chapter 514, General Laws of 1983, is amended as
12 follows:

13 Section 1. Upon the expiration of the lease provided for in
14 Chapter 42, Laws of 1935, the Bureau of Building, Grounds and Real
15 Property Management, Department of Finance and Administration, is
16 hereby authorized, empowered and directed to lease the following
17 described land to the Mississippi Federation of Women's Clubs,
18 Incorporated, for a consideration to be set by the Bureau of
19 Building, Grounds and Real Property Management, but not to exceed
20 the sum of Five Hundred Dollars (\$500.00) per month, and for a
21 period not to exceed fifteen (15) years and one (1) additional
22 renewal period not to exceed fifteen (15) years. Such lease shall
23 reserve all oil, gas and mineral rights in such land unto the
24 State of Mississippi; prohibit the subleasing of such land unless
25 approved in writing by the Bureau of Building, Grounds and Real
26 Property Management; provide that at the end of the term of such
27 lease or any renewal thereof all improvements on the land shall
28 become the property of the State of Mississippi; provide that upon
29 notice not less than ninety (90) days prior to the expiration of

30 such lease the Mississippi Federation of Women's Clubs,
31 Incorporated, shall have the right to renew the lease for an
32 additional fifteen (15) years for a consideration to be
33 renegotiated and set by the Bureau of Building, Grounds and Real
34 Property Management; and provide that the building on such land
35 shall not be placed on the National Register of Historic Places
36 without the written consent of the Bureau of Building, Grounds and
37 Real Property Management.

38 The land to be leased is situated in the City of Jackson,
39 Hinds County, Mississippi, as follows:

40 Beginning at the point of intersection of the north
41 side of Woodrow Wilson Avenue, and the west side of
42 North State Street, in said City of Jackson, and running
43 west along the north line of Woodrow Wilson Avenue 200
44 Feet; thence north a distance of 165 feet; thence east
45 to the west line of North State Street; thence south
46 along the west line of North State Street to the point
47 of beginning, all of which lies in the SE 1/4 of Section
48 27, Township 6 North, Range 1 East.

49 Section 2. The Mississippi Federation of Women's Clubs,
50 Incorporated, before the consummation of such lease, shall file
51 with the Bureau of Building, Grounds and Real Property Management
52 a resolution adopted by such corporation requesting that the
53 above-described land be leased to it and shall pay to the Bureau
54 of Building, Grounds and Real Property Management, and the Bureau
55 of Building, Grounds and Real Property Management shall pay to the
56 State Treasurer, the consideration as set by the bureau on a
57 semiannual basis. However, any required monthly rental amount may
58 be paid in-kind by the Mississippi Federation of Women's Clubs,
59 Incorporated, by making permanent improvements to the building on
60 such land and furnishing proof of the cost of such improvements to
61 the Bureau of Building, Grounds and Real Property Management, or
62 by providing services or monetary support to the Mississippi
63 School for the Blind, Mississippi School for the Deaf, or any
64 other state agency, or by providing services or conducting
65 programs in the fields of education, health, arts, public affairs
66 and conservation which further the state's interest in these

67 areas. In such event, the Bureau of Building, Grounds and Real
68 Property Management shall notify the State Treasurer of the
69 payment in-kind, the amount or value of such payment as determined
70 by the Bureau of Building, Grounds and Real Property Management,
71 and the period of time during which the monthly rental amount will
72 be considered to be paid by such in-kind payment.

73 Section 3. It shall be understood, however, that this
74 authority is granted upon the condition and stipulation that the
75 land leased shall be used in the furtherance of the work of the
76 Mississippi Federation of Women's Clubs, Incorporated, and with
77 the understanding that if or when such land is no longer used
78 exclusively for that purpose, any outstanding lease on such land
79 shall be terminated and the land and all appurtenances thereon
80 shall revert to and be vested in the State of Mississippi.

81 However, the Mississippi Federation of Women's Clubs,
82 Incorporated, subject to the approval of the Bureau of Building,
83 Grounds and Real Property Management, may sublease a portion of
84 the property to a nonprofit organization that is tax exempt under
85 Section 501(c)(3) of the United States Internal Revenue Code.

86 Section 4. This act shall take effect and be in force from
87 and after its passage.

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89 and after its passage.