

By: Representatives Ketchings, West

To: Local and Private  
Legislation

COMMITTEE SUBSTITUTE  
FOR  
HOUSE BILL NO. 1547

1 AN ACT TO AUTHORIZE THE GOVERNING AUTHORITIES OF THE CITY OF  
2 NATCHEZ, MISSISSIPPI, TO EXECUTE CERTAIN LEASES ON RIVERFRONT AND  
3 ADJACENT PROPERTY OWNED BY THE CITY OF NATCHEZ FOR TERMS VARYING  
4 IN LENGTH BUT NOT TO EXCEED FIFTY YEARS; TO LEASE AS PART OF SUCH  
5 PROPERTIES THE RIPARIAN RIGHTS PRESENTLY OWNED OR HEREINAFTER  
6 ACQUIRED BY THE CITY; AND FOR RELATED PURPOSES.

7 WHEREAS, the City of Natchez, Mississippi, is the owner of  
8 certain riverfront property and property adjacent to the  
9 riverfront in the City of Natchez consisting of tracts of land  
10 known as "Roth Hill Road Site," "Natchez Pecan Factory Site,"  
11 "Broadway Block Site" and "Old Depot Site," and being more fully  
12 described as follows, to-wit:

13 (a) Tract of land commonly referred to as the Roth Hill  
14 Road Site (including Krouse Pecan Under-the-Hill) and more fully  
15 described as follows:

16 (i) 1. All that certain lot of ground in that  
17 part of the said City of Natchez Under the Hill formerly known as  
18 "Crayon's Landing" commencing at a point 55 feet from the upper  
19 corner of the warehouse built by said Crayon and now (1830) owned  
20 by Robert McFaddin, running along the road in front of said  
21 warehouse 20 feet up the said road; thence back to lot occupied  
22 (formerly) by Miss Ann Boots; thence 18 feet parallel to the said  
23 road in front, and thence to the place of beginning; being the  
24 same lot conveyed to George Roth, Sr., by Lyman D. Aldrich by deed  
25 dated February 3rd, 1863, recorded in Book NN, pages 402 and 403  
26 of the Records of Deeds of said Adams County, Mississippi.

27 2. All that certain other lot of ground  
28 fronting on Water Street of said City of Natchez, being the corner

29 lot of said street and the road descending the Hill from Upper  
30 Natchez, on which lot a warehouse formerly stood, which lot was  
31 conveyed to George Roth, Sr., by Catherine Sigmond by deed dated  
32 March 4th, 1863, recorded in Book NN, pages 401 and 402 of said  
33 Adams County, Mississippi, Deed Records.

34                   3. All that certain other lot or parcel of  
35 ground situate, lying and being in the County of Adams and State  
36 of Mississippi, in the City of Natchez Under the Hill, fronting on  
37 the easternmost side of the road leading from the extremity of  
38 Main Street to the upper landing and having a front of 50 feet on  
39 said road, the line of said road being the front boundary with  
40 side lines running North 60 degrees West and South 60 degrees East  
41 to the upper margin of the River bluff, beginning at the iron pin  
42 and running 50 feet along the easternmost line of said road up the  
43 Mississippi River, being the same lot conveyed, together with the  
44 last above described lot, to the said George Roth, Sr., by  
45 Catherine Sigmond by deed of March 4th, 1863, recorded as above  
46 mentioned, to which deed and the recitals therein reference is  
47 here made for further description.

48                   4. All those certain other lots or parcels of  
49 land in the County of Adams and State aforesaid, in the City of  
50 Natchez at the Upper Landing thereof, upon the margin of the  
51 Mississippi River, formerly known as and called "Cozzen's Saw  
52 Mill" (but sometimes called McFaddin & Sisloff Mill) and its  
53 appurtenances, having such shape, configuration and boundaries as  
54 are contained within the lines of B, C, D, E and F and G, H, I, K,  
55 L, M, G in the map thereof recorded in Book CC, page 348, and also  
56 in Book HH, page 296, of the Records of Deeds of said Adams  
57 County, being the same lots conveyed to the said George Roth, Sr.,  
58 by Lyman D. Aldrich and wife and Thos. L. Jones, the said Aldrich  
59 deed bearing date December 31st, 1866, recorded in Book 00, pages  
60 324 and 325 of said Records of Deeds of Adams County, Mississippi,  
61 and the said deed from the said Thos. L. Jones bearing date

62 February 13th, 1867, recorded in Book 00, pages 393 and 394 of  
63 said Records of Adams County, Mississippi, to which deeds  
64 reference is made for fuller and more accurate description.

65 Also described as being a portion of the property described  
66 in the Warranty Deed from Alex Krouse to Manuel Krouse and Morris  
67 Krouse dated March 1, 1969, recorded in Deed Book 11-E, at page  
68 527, among the records on file in the office of the Chancery Clerk  
69 of Adams County, Mississippi, as shown on the Official Tax Map of  
70 Adams County, Mississippi, prepared by Conley, Kight and Eckford  
71 as a Portion of Parcel 1 of Tax Map 41-112 and 41-111B.

72 Also being the same property conveyed by Jerold D. Krouse to  
73 the City of Natchez, Mississippi, by Deed of Gift dated and  
74 recorded December 29, 1995 in Deed Book 20-J at Page 16 of the  
75 records in the office of the Chancery Clerk of Adams County,  
76 Mississippi.

77 (ii) A portion of Lot 1, Tax Map 41-111B  
78 prepared by Conley, Kight and Eckford described as bounded on the  
79 west by the Mississippi River, on the north by property formerly  
80 known as Krouse Pecan, on the east by brow of the bluff and on the  
81 south by property presently owned by Lady Luck Mississippi  
82 consisting of approximately 6.2 acres, more or less, including  
83 those certain properties acquired by the City of Natchez in Cause  
84 No. 94-597 and Cause No. 97-375 respectively, on the docket of the  
85 Chancery Court of Adams County, Mississippi, described as follows:

86 Description of Tract II, Portion of Subdivision of Stephen  
87 Minor Lands by Levin Wailes, Surveyor, situated in the City of  
88 Natchez, T7N-R3W, Adams County, Mississippi.

89 From the City Monument at the southeast corner of Main Street  
90 and Broadway go N 50° 43' 27" W along the projection of a line  
91 thru the City Monument at the southeast corner of Main Street and  
92 Canal Street and the City Monument at the southeast corner of Main  
93 Street and Broadway for 196.21 feet to a point on the easterly  
94 boundary of Lot 9, of the Subdivision of Stephen Minor Lands, by

95 Levin Wailes, Surveyor; thence N 39° 29' 54" E along the boundary  
96 between the Promenade and Stephen Minor Lots for 476.78 feet to  
97 the southeast corner of Lot 27, Subdivision of Stephen Minor  
98 Lands; thence N 50° 30' 06" W along the boundary between Lot 13  
99 and 27 for 27 feet to the point of beginning, being the Brow of  
100 the Bluff, common to Lot 13, Lot 14, and Lot 27, Subdivision of  
101 Stephen Minor Lands, by Levin Wailes.

102 Thence from said point of beginning continue N 50° 30' 06" W  
103 along the boundary between Lot 13 and Lot 14 for 1,759 feet, more  
104 or less, to the boundary between the State of Mississippi and the  
105 State of Louisiana; thence along said State Boundary in a general  
106 northeasterly direction, upstream, for 63 feet, more or less, to  
107 the downstream boundary of Lot 6, Isaac Jones Lots, per map  
108 recorded in Deed Book 3-N, on Page 39, of the records of Adams  
109 County, Mississippi; thence S 50° 30' 06" E along said boundary  
110 for 1,594 feet, more or less, to the southeast corner of Lot 6,  
111 Isaac Jones Lots; thence along the easterly boundary of Isaac  
112 Jones Lots, upstream, for 285 feet, more or less, to the northeast  
113 corner of Lot 1, Isaac Jones Lots; thence S 50° 30' 06" E along  
114 the downstream boundary of Manuel Krouse et al property for 182  
115 feet, more or less, to the Brow of the Bluff; thence along the  
116 Brow of the Bluff, in a general southwesterly direction, being the  
117 westerly boundary of Lot 26 and Lot 27, Subdivision of Stephen  
118 Minor Lands for 352 feet, more or less, to the point of beginning.  
119 Within described tract being a portion of Stephen Minor Lands per  
120 subdivision thereof by Levin Wailes, Surveyor, situated in the  
121 City of Natchez, T7N-R3W, Adams County, Mississippi.

122 All bearings are Transverse Mercator, Mississippi West Zone.  
123 All of the above described lands are situated in Section 15,  
124 T7N-R3W, Adams County, Mississippi.

125 AND

126 Beginning at the southwest corner of a house once occupied by  
127 Susan Spruel on said lot hereby conveyed and returning south 80

128 degrees East 117 feet to a stake on the western most boundary of a  
129 lot of ground sold by said Isaac Jones to the president and  
130 selectmen of the City of Natchez aforesaid thence north 3° 15' E 9  
131 feet to the northeast boundary of the lot originally purchased  
132 from the Estate of Steven Minor, deceased; thence north 60° west  
133 about 127 feet; thence south 6° 45' West about 51 feet to the  
134 place of beginning also an alley 5 feet wide running from upper  
135 road leading from the city to the landing on the south side of  
136 said lot the whole length of the same and an alley ten feet wide  
137 on the west end of said lot and also an alley running from the  
138 last mentioned alley westwardly to the road leading from the lower  
139 to the upper landing of said city seven feet wide which lot and  
140 said alley hereby conveyed are designated on a plat hereto annexed  
141 and made by John Maxwell on the 16th day of September, 1934 and on  
142 which plat or map of said lot hereby conveyed is designated by the  
143 blue and the said alley by the yellow colors which map is made a  
144 part of this deed. This last alley called Jones Alley.

145 (iii) All of Lot 4, Block 4, Sheet 7,  
146 together with all batture and accretions as shown on the Tax Map  
147 of the City of Natchez, Mississippi, by Cole, Layer & Trimble,  
148 1951 and revised 1963 by Hunnicutt & Associates, and being the  
149 same lands shown in Deed Book 3-X, Page 697 and designated on a  
150 map or survey of the "Isaac Jones Lots" recorded in Book 3-N, Page  
151 39 of the records on file in the office of the Chancery Clerk of  
152 Adams County, Mississippi.

153 Being all and the same property conveyed to Riverboat  
154 Corporation of Mississippi by Deed from Charles H. Perrault, Jr.,  
155 dated February 22, 1991 and by deed from Myron B. Marks and Ralph  
156 S. Marks dated February 25, 1991, and recorded respectively in  
157 Deed Book 18-S at pages 469 and 467 of the records in the office  
158 of the Chancery Clerk of Adams County, Mississippi.

159 Being also the same property conveyed by Riverboat  
160 Corporation of Mississippi to the City of Natchez, Mississippi, by

161 Deed of Conveyance by Donation recorded on July 30 in Deed Book  
162 19-NB at Page 50 of the records in the office of the Chancery  
163 Clerk of Adams County, Mississippi.

164 (b) Tract of land commonly referred to as Natchez Pecan  
165 Factory Site (on Top-of-the-Hill) and more fully described as  
166 follows:

167 (i) A certain lot or parcel of land situated on  
168 the northwest side of Broadway Street, between Monroe and Madison  
169 Streets, and extending to the west, with a front of 311 feet, more  
170 or less, on said Broadway Street, and running westerly between  
171 parallel lines to the margin of the bluff on the east bank of the  
172 Mississippi River; said tract of land being bounded on the  
173 southwest by the property of the Yazoo & Mississippi Valley  
174 Railroad Company, on the east by Broadway Street, on the west by  
175 the margin of the bluff on the east side of the Mississippi River,  
176 and on the northern side by property formerly of Miss Lizzie  
177 Hughes, now deceased, said parcel of land fronting approximately  
178 311 feet on the westerly side of Broadway Street, and lying North  
179 of the property of the Yazoo & Mississippi Railroad Company, east  
180 of the Bluff, and enclosed on the northerly side by a fence, as  
181 shown on the tax map prepared by Conley, Kight and Eckford as Tax  
182 Map 41-111B, Parcel 3.

183 (ii) That certain tract or parcel of land in said  
184 City, beginning at a point on the Westerly side of Broadway  
185 Street, one hundred and eighty-eight feet from the southwesterly  
186 line of Madison Street, from said point running northeasterly  
187 along said line of Broadway one hundred and eighty-eight feet to  
188 Madison Street; thence at right angles westerly along the  
189 southerly line of said Madison Street to the Brow of the Bluff;  
190 thence southerly along the Brow of the Bluff to a point where a  
191 line drawn at right angles to said Broadway Street from the point  
192 of beginning will strike the brow of the said bluff; thence from  
193 said point on the brow of said bluff to the place of beginning.

194 Being the same property conveyed to Miss Lizzie Hughes, now  
195 deceased, by William Noonan by deed dated February 1, 1882, and  
196 recorded in Book XX, page 480 and 481.

197 Being the same property conveyed by Louis Mullen to Krouse  
198 and Company, Inc., by Warranty Deed dated January 28, 1972,  
199 recorded in Deed Book 11-Y, at page 80, among the records on file  
200 in the office of the Chancery Clerk of Adams County, Mississippi,  
201 as shown on the tax map prepared by Conley, Kight and Eckford as  
202 Tax Map 41-111B, Parcel 4.

203 (c) Tract of land commonly referred to as the Old Depot  
204 Site and more fully described as follows:

205 A parcel of land lying on the westerly side of Broadway  
206 Street in the City of Natchez, Mississippi; being a portion of  
207 Parcel 3.01, Block 4 of the City of Natchez Tax Map No. 7, as  
208 revised by Hunnicutt and Associates, Inc., in January 1963; more  
209 particularly described as follows, to-wit:

210 Beginning at the point where the westerly right-of-way of  
211 Broadway Street intersects the projection of the northerly  
212 right-of-way of Franklin Street; thence go N 38° 57' 29" E for  
213 226.00 feet; thence go N 51° 02' 31" W for 240.89 feet to a point  
214 on the bluff of the Mississippi River; thence follow said brow of  
215 the bluff along the following courses:

216 S 22° 08' 37" W 31.32 feet;

217 S 0° 23' 52" W 97.36 feet;

218 N 24° 40' 27" W 90.54 feet; thence leaving said brow of the  
219 bluff go S 51° 02' 31" E for 38.80 feet; thence go S 38° 57' 29" W  
220 for 32.14 feet; thence go S 51° 02' 31" E for 110.00 feet, more or  
221 less, back to the point of beginning, containing 0.92 acres, more  
222 or less, as shown on Tax Map 41-111B, Portion of Parcel 1 prepared  
223 by Conley, Kight and Eckford.

224 (d) Tract of land referred to as the Broadway Block  
225 Site and more fully described as follows:

226 All that certain square or city block in the City of Natchez,  
227 Mississippi, bounded on the southerly side by Main Street, on the  
228 easterly side by Canal Street, on the northerly side by Franklin  
229 Street and on the westerly side by Broadway Street, as shown on  
230 the tax map prepared by Conley, Kight and Eckford as Tax Map  
231 41-112, Parcels 2, 3, 11, 12 & 13.

232 Regardless of the above descriptions, the intent of this act  
233 is to include all of the real property owned by the City of  
234 Natchez located in the following described real property:

235 (a) Tract A (Roth Hill Road Site and Bluff):

236 All of that real property together with all improvements  
237 thereon currently owned by the City of Natchez, Mississippi, and  
238 bound easterly by the westerly right-of-way line of Broadway  
239 Street; bound southerly by the northerly right-of-way line of  
240 State Street, if extended to the thalweg of the Mississippi River,  
241 said line also running along the northerly line of that property  
242 currently owned by Lady Luck Mississippi, Inc., recorded in deed  
243 book 19-T, on page 15; bound westerly by the thalweg of the  
244 Mississippi River; and bound northerly by the southerly  
245 right-of-way line of Madison Street, if extended to the thalweg of  
246 the Mississippi River; said land being situated in Sections 15 and  
247 16, Township 7 North, Range 3 West, Natchez, Adams County,  
248 Mississippi.

249 Less and except that property conveyed to Sim C. Callon,  
250 recorded in deed book 16-J on page 379 of the records in the  
251 office of the Chancery Clerk of Adams County, Mississippi.

252 Further less and except that portion of the City of Natchez  
253 property known as the Spanish Parade Grounds described as follows:

254 All of that tract of land being bound easterly by the westerly  
255 right-of-way line of Broadway Street; bound southerly by the  
256 northerly right-of-way line of State Street, if extended, said  
257 line also being the northerly line of that property currently  
258 owned by Lady Luck Mississippi, Inc., recorded in deed book 19-T,



259 on page 15; bound westerly by the brow of the bluff; and bound  
260 northerly by the southerly right-of-way line of Franklin Street,  
261 if extended.

262 And less and except that public road (presently and  
263 temporarily unopened) known as Roth Hill Road extending from  
264 Broadway Street to the Mississippi River.

265 (b) Tract B (Broadway Block):

266 That certain City Block being bound easterly by the westerly  
267 right-of-way line of Canal Street; bound southerly by the  
268 northerly right-of-way line of Main Street; bound westerly by the  
269 easterly right-of-way line of Broadway Street; and bound northerly  
270 by the southerly right-of-way line of Franklin Street; said land  
271 being situated in Section 16, Township 7 North, Range 3 West,  
272 Natchez, Adams County, Mississippi.

273 WHEREAS, the City of Natchez has determined the necessity for  
274 legislation as authorized herein based upon the following:

275 (a) The City of Natchez by action of its governing  
276 authorities at their regular meeting on April 14, 1992, placed all  
277 of the above described properties in a Waterfront Development  
278 District, which district is designed to enhance and facilitate  
279 economic and riverfront development for the City of Natchez,  
280 Mississippi;

281 (b) The City of Natchez by action of its governing  
282 authorities has heretofore placed all of the above described  
283 properties in the Downtown Historic District of the City of  
284 Natchez, which district is designed to encourage and maintain  
285 development consistent with the Old Historic District of the City  
286 of Natchez;

287 (c) The Mississippi Legislature did at the 1999 Regular  
288 Session enact House Bill 1568 (Chapter 488, General Laws of  
289 Mississippi) which provided funds for the City of Natchez to match  
290 funds of United States Army Corps of Engineers for the Natchez  
291 Bluff Stabilization Project along the riverfront of the City of

292 Natchez in the Roth Hill Road Site Area including Krouse Pecan  
293 Under-the-Hill, and which legislation further provides for  
294 repayment of a portion of those funds to the State of Mississippi  
295 from proceeds derived by the City of Natchez from riverfront  
296 development;

297           (d) Various developers have proposed to the City of  
298 Natchez to undertake commercial development of several of these  
299 properties, which development is expected to provide jobs for  
300 residents of the City of Natchez and Adams County and other  
301 economic benefits;

302           (e) The developer or developers will undertake,  
303 incident to its development, marketing plans which will have the  
304 effect of drawing many additional visitors to the City of Natchez  
305 and Adams County;

306           (f) The plan for development will generate considerable  
307 state and local tax revenues;

308           (g) The plan for development will complement the unique  
309 historical sites and tourist attractions offered by the City of  
310 Natchez and Adams County;

311           (h) The governing authorities of the City of Natchez  
312 have determined that it is in the city's best interest to lease  
313 the hereinabove described properties to a developer or developers  
314 for terms varying in length, but not to exceed fifty (50) years  
315 and for such consideration and on such terms as deemed in the best  
316 interest of the city and upon a determination by the governing  
317 authorities by resolution duly and lawfully adopted (a) that such  
318 property is no longer needed for such municipal or related  
319 purposes and is not to be used in the operation of the  
320 municipality, (b) that the lease of the property in the manner  
321 otherwise provided by law is not necessary or desirable for the  
322 financial welfare of the municipality, and (c) that the use of the  
323 said property for the purpose for which it is to be leased will  
324 promote and foster the development and improvement of the

325 community in which it is located and the civic, educational,  
326 cultural, moral, economic or industrial welfare thereof, and the  
327 city does desire to lease its interest in the hereinabove  
328 described properties to a suitable and acceptable developer or  
329 developers;

330 (i) In order to facilitate the plan of the developer  
331 for development, the governing authorities of the City of Natchez  
332 have determined that certain other agreements regarding the above  
333 described properties should be entered into by and between the  
334 City of Natchez and such developer or developers; and

335 (j) In order to facilitate entering such leases and  
336 agreements, the City of Natchez acting by and through its  
337 governing authorities has determined it to be advisable to obtain  
338 local and private legislation from the Legislature authorizing  
339 such governing authorities to enter into leases and agreements  
340 with such party or parties; NOW THEREFORE,

341 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF  
342 MISSISSIPPI:

343 SECTION 1. The governing authorities of the City of Natchez,  
344 in their discretion, are authorized to:

345 (a) Execute leases for and on behalf of the City of  
346 Natchez in favor of a developer or developers on the property or  
347 properties hereinabove described in the preamble of this act for  
348 terms which vary in length but do not exceed fifty (50) years;

349 (b) Execute such leases on such terms and conditions as  
350 are acceptable to the city bearing in mind the significant  
351 economic impact that riverfront development will have for the  
352 city, county and state;

353 (c) Execute such leases on such terms and conditions as  
354 are deemed advisable for the city subject to the requirements of  
355 Section 21-17-1, Mississippi Code of 1972, after having published  
356 in a newspaper of general circulation in the City of Natchez on  
357 three (3) consecutive weeks, the amount of the consideration for

358 the lease and an affirmative statement that such amount is the  
359 average of the fair market price of such property or properties as  
360 determined by the three (3) professional property appraisers in  
361 accordance with Section 21-17-1; and

362 (d) Lease as part of the properties described in the  
363 preamble of this act the riparian rights presently owned or  
364 hereinafter acquired by the city in favor of the developer or  
365 developers of the aforesaid properties.

366 SECTION 2. This act shall take effect and be in force from  
367 and after its passage.