

By: Representative Weathersby

To: Public Property

COMMITTEE SUBSTITUTE
FOR
HOUSE BILL NO. 966

1 AN ACT TO AMEND SECTION 2, CHAPTER 413, LAWS OF 2003, TO
2 AUTHORIZE THE MISSISSIPPI EMPLOYMENT SECURITY COMMISSION TO SELL,
3 ASSIGN, TRANSFER OR OTHERWISE CONVEY CERTAIN REAL PROPERTY LOCATED
4 IN THE CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI, IN ORDER TO
5 DEFRAY THE COSTS OF CONSTRUCTING A NEW BUILDING FOR THE
6 COMMISSION; TO AUTHORIZE MISSISSIPPI TRANSPORTATION COMMISSION TO
7 CONVEY CERTAIN REAL PROPERTY TO THE GOVERNING AUTHORITIES OF THE
8 CITY OF SENATOBIA, MISSISSIPPI; TO AUTHORIZE THE DEPARTMENT OF
9 FINANCE AND ADMINISTRATION, ACTING ON BEHALF OF THE DEPARTMENT OF
10 HUMAN SERVICES, TO CONVEY CERTAIN REAL PROPERTY TO THE BOARD OF
11 TRUSTEES OF THE MARION COUNTY ECONOMIC DEVELOPMENT DISTRICT; TO
12 AUTHORIZE THE DEPARTMENT OF FINANCE AND ADMINISTRATION, ACTING ON
13 BEHALF OF THE DEPARTMENT OF HUMAN SERVICES, TO CONVEY CERTAIN REAL
14 PROPERTY TO THE COLUMBIA-MARION COUNTY AIRPORT BOARD; AND FOR
15 RELATED PURPOSES.

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

17 **SECTION 1.** Section 2, Chapter 413, Laws of 2003, is amended
18 as follows:

19 Section 2. (1) The Mississippi Employment Security
20 Commission, in its sole discretion, may sell all right, title and
21 interest in and to certain real property and any improvements
22 thereon located in the City of Jackson, Hinds County, Mississippi,
23 subject to any encumbrances, liens, covenants, conditions or
24 restrictions pertaining thereto, such property described more
25 particularly as follows:

26 A certain parcel of land being situated in Section 4,
27 T5N-R1E, and in Section 33, T6N-R1E, Jackson, Hinds
28 County, Mississippi, and being more particularly
29 described as follows:

30 Beginning at the Northwest corner of the Northeast 1/4
31 of the Northwest 1/4 of Section 4, T5N-R1E and run
32 thence North 00 degrees 05 minutes 00 seconds West for a
33 distance of 480.58 feet to Capers Street (as not laid

34 out and improved, November, 1989); said point being the
35 Point of Curvature of a 9.919 degree curve to the left
36 having a radius of 577.63 feet and a central angle of 54
37 degrees 10 minutes 18 seconds; run thence southeasterly
38 along the arc of said curve for an arc distance of
39 546.14 feet; said arc having a chord bearing of South 27
40 degrees 07 minutes 00 seconds East and a chord distance
41 of 526.02 feet to the Point of Tangency; run thence
42 South 54 degrees 09 minutes 00 seconds East along the
43 southerly line of Capers Street for a distance of 302.43
44 feet; leaving the southerly line of said Capers Street,
45 run thence South 32 degrees 54 minutes 00 seconds West
46 along the West line of the Boy's Club of Jackson
47 property for a distance of 709.99 feet to the northerly
48 line of West Capitol Street (as now laid out and
49 improved, November, 1989); run thence westerly along the
50 North line of West Capitol Street the following bearings
51 and distances: North 51 degrees 24 minutes 00 seconds
52 West for a distance of 28.08 feet; North 50 degrees 13
53 minutes 18 seconds West for a distance of 113.00 feet;
54 North 52 degrees 00 minutes 24 seconds West for a
55 distance of 139.00 feet; leaving said North line of West
56 Capitol Street, run thence North 34 degrees 50 minutes
57 00 seconds East for a distance of 215.94 feet; run
58 thence North 00 degrees 30 minutes 00 seconds West for a
59 distance of 408.25 feet in the POINT OF BEGINNING,
60 containing 282,446.68 square feet or 6.484 acres, more
61 or less.

62 (2) * * * The Mississippi Employment Security Commission may
63 establish, accept or modify any terms and conditions associated
64 with the sale of the property defined in subsection (1) of this
65 section, as may be necessary to effectuate the disposition of the
66 property.

67 * * *

68 (3) Any funds received by the Mississippi Employment
69 Security Commission for the conveyance of the property described
70 in subsection (1) of this section may be used to defray the costs
71 of construction of a new building and related facilities for the
72 Mississippi Employment Security Commission.

73 **SECTION 2.** (1) The Mississippi Transportation Commission
74 may transfer and convey to the governing authorities of the City
75 of Senatobia, Mississippi, all right, title and interest in
76 certain real property located within the City of Senatobia and in
77 Tate County, Mississippi, the property being more particularly
78 described as follows:

79 3.8 acres, located in the (old) Senatobia Industrial
80 Park, and all being in the Southeast 1/4 of Section 25,
81 Township 5 South, Range 8 West, Tate County,
82 Mississippi.

83 From the Southeast corner of Section 25, Township 5
84 South, Range 8 West, run North, a distance of 40.74 feet
85 to a point on the North right-of-way line of Browns
86 Ferry Road; thence run South 81 degrees 34' 32" West
87 along said North right-of-way line, a distance of 267.0
88 feet to the Southeast corner of the Senatobia Industrial
89 Park and the Southwest corner of Garden View
90 Subdivision; thence run North 0 degrees 26' 58" East
91 along the West line of said Garden View Subdivision, a
92 distance of 245.1 feet to the point of beginning of the
93 following described parcel of land: from said point of
94 beginning run thence South 68 degrees 52' 22" West, a
95 distance of 232.11 feet to the Northeast corner of a 3
96 acre tract owned by the Pepsi Cola Bottling Company;
97 thence run South 85 degrees 10' 46" West along the North
98 line of said Pepsi Cola Bottling Company property, a
99 distance of 618.52 feet to a point on the East

100 right-of-way line of Matthews Drive; thence run
101 Northerly along said right-of-way line and along the
102 circumference of a circle to the right having a radius
103 of 2,488.62 feet, a distance of 245.39 feet; thence run
104 South 89 degrees 211' 23" East a distance of 842.22 feet
105 to a point on the West line of said Garden View
106 Subdivision; thence run South 0 degrees 26' 58" West
107 along said West line, a distance of 100.05 feet to the
108 point of beginning.

109 (2) The conveyance authorized in subsection (1) of this
110 section may be made on such terms and conditions agreed upon by
111 the Mississippi Transportation Commission and the governing
112 authorities of the City of Senatobia, Mississippi. The real
113 property described in subsection (1) of this section shall be sold
114 for not less than the current fair market value as determined by
115 the averaging of at least two (2) appraisals by professional
116 appraisers who are licensed by the Mississippi Real Estate
117 Appraiser Licensing and Certification Board.

118 **SECTION 3.** (1) The Department of Finance and
119 Administration, acting on behalf of the Department of Human
120 Services, upon meeting the requirements of Section 29-1-1,
121 Mississippi Code of 1972, may convey to the Board of Trustees of
122 the Marion County Economic Development District certain real
123 property and any improvements located thereon in Marion County,
124 Mississippi, the property being more particularly described as
125 follows:

126 All that part of Section 34, Township 4 North, Range 18
127 West, Marion County, Mississippi, situated North of
128 Mississippi Highway 44 and East of Airport Road;
129 containing 28 acres, more or less.

130 AND, the W 1/2 of the SE 1/4 of the SE 1/4; the SW 1/4
131 of the SE 1/4; and all that part of the SE 1/4 of the SW
132 1/4 situated East of Airport Road, all in Section 27,

133 Township 4 North, Range 18 West, Marion County,
134 Mississippi; containing 100 acres, more or less.

135 (2) The conveyance authorized in subsection (1) of this
136 section may be made on such terms and conditions agreed upon by
137 the Department of Finance and Administration and the Board of
138 Trustees of the Marion County Economic Development District, to be
139 in the best interest of both parties.

140 **SECTION 4.** (1) The Department of Finance and
141 Administration, acting on behalf of the Department of Human
142 Services, upon meeting the requirements of Section 29-1-1,
143 Mississippi Code of 1972, may convey to the Columbia-Marion County
144 Airport Board certain real property and any improvements located
145 thereon in Marion County, Mississippi, the property being more
146 particularly described as follows:

147 The NE 1/4; the E 1/2 of the NW 1/4; the N 1/2 of the SE
148 1/4; and the NE 1/4 of the SW 1/4; all in Section 21,
149 Township 4 North, Range 18 West, Marion County,
150 Mississippi; containing 360 acres, more or less.

151 (2) The conveyance authorized in subsection (1) of this
152 section may be made on such terms and conditions agreed upon by
153 the Department of Finance and Administration and the
154 Columbia-Marion County Airport Board, to be in the best interest
155 of both parties.

156 **SECTION 5.** This act shall take effect and be in force from
157 and after its passage.