

By: Representative Weathersby

To: Public Property

HOUSE BILL NO. 966  
(As Sent to Governor)

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 EXCHANGE CERTAIN REAL PROPERTY LOCATED IN THE  
4 CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI, FOR PROPERTY OF THE  
5 SAME VALUE LOCATED IN THE CAPITOL COMPLEX, IN ORDER TO DEFRAY THE  
6 COSTS OF CONSTRUCTING A NEW BUILDING FOR THE COMMISSION; TO  
7 AUTHORIZE THE MISSISSIPPI TRANSPORTATION COMMISSION TO CONVEY  
8 CERTAIN REAL PROPERTY TO THE GOVERNING AUTHORITIES OF THE CITY OF  
9 SENATOBIA, MISSISSIPPI; TO AUTHORIZE THE DEPARTMENT OF FINANCE AND  
10 ADMINISTRATION TO SELL AND CONVEY CERTAIN PROPERTY IN THE CITY OF  
11 JACKSON, MISSISSIPPI, TO THE BOARD OF TRUSTEES OF THE MISSISSIPPI  
12 MUSEUM OF ART; TO REPEAL CHAPTER 333, LAWS OF 1999, WHICH  
13 AUTHORIZED THE DEPARTMENT OF FINANCE AND ADMINISTRATION TO CONVEY  
14 CERTAIN PROPERTY TO BELHAVEN COLLEGE; AND FOR RELATED PURPOSES.

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

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

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

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

31 Beginning at the Northwest corner of the Northeast 1/4  
32 of the Northwest 1/4 of Section 4, T5N-R1E and run  
33 thence North 00 degrees 05 minutes 00 seconds West for a

34 distance of 480.58 feet to Capers Street (as not laid  
35 out and improved, November, 1989); said point being the  
36 Point of Curvature of a 9.919 degree curve to the left  
37 having a radius of 577.63 feet and a central angle of 54  
38 degrees 10 minutes 18 seconds; run thence southeasterly  
39 along the arc of said curve for an arc distance of  
40 546.14 feet; said arc having a chord bearing of South 27  
41 degrees 07 minutes 00 seconds East and a chord distance  
42 of 526.02 feet to the Point of Tangency; run thence  
43 South 54 degrees 09 minutes 00 seconds East along the  
44 southerly line of Capers Street for a distance of 302.43  
45 feet; leaving the southerly line of said Capers Street,  
46 run thence South 32 degrees 54 minutes 00 seconds West  
47 along the West line of the Boy's Club of Jackson  
48 property for a distance of 709.99 feet to the northerly  
49 line of West Capitol Street (as now laid out and  
50 improved, November, 1989); run thence westerly along the  
51 North line of West Capitol Street the following bearings  
52 and distances: North 51 degrees 24 minutes 00 seconds  
53 West for a distance of 28.08 feet; North 50 degrees 13  
54 minutes 18 seconds West for a distance of 113.00 feet;  
55 North 52 degrees 00 minutes 24 seconds West for a  
56 distance of 139.00 feet; leaving said North line of West  
57 Capitol Street, run thence North 34 degrees 50 minutes  
58 00 seconds East for a distance of 215.94 feet; run  
59 thence North 00 degrees 30 minutes 00 seconds West for a  
60 distance of 408.25 feet in the POINT OF BEGINNING,  
61 containing 282,446.68 square feet or 6.484 acres, more  
62 or less.

63 (2) \* \* \* The Mississippi Employment Security Commission may  
64 establish, accept or modify any terms and conditions associated  
65 with the exchange of the property defined in subsection (1) of

66 this section, as may be necessary to effectuate the exchange of  
67 the property.

68 \* \* \*

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

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

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

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

99 line of said Pepsi Cola Bottling Company property, a  
100 distance of 618.52 feet to a point on the East  
101 right-of-way line of Matthews Drive; thence run  
102 Northerly along said right-of-way line and along the  
103 circumference of a circle to the right having a radius  
104 of 2,488.62 feet, a distance of 245.39 feet; thence run  
105 South 89 degrees 211' 23" East a distance of 842.22 feet  
106 to a point on the West line of said Garden View  
107 Subdivision; thence run South 0 degrees 26' 58" West  
108 along said West line, a distance of 100.05 feet to the  
109 point of beginning.

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

119 **SECTION 3.** (1) The Department of Finance and Administration  
120 may sell and convey to the Board of Trustees of the Mississippi  
121 Museum of Art two (2) parcels of property fronting the north side  
122 of Riverside Drive in Jackson, Hinds County, Mississippi, and the  
123 south side of Woodrow Wilson Avenue in Jackson, Hinds County,  
124 Mississippi, and lying north and east and northwest of the  
125 property owned by the Salvation Army, the property being more  
126 particularly described as follows:

127 Parcel A

128 A certain parcel of land being situated in the Northwest  
129 1/4 of the Northeast 1/4 of Section 35, T6N-R1E, City of  
130 Jackson, Hinds County, Mississippi, and being more  
131 particularly described as follows:

132 Commence at an iron pin marking the Point of  
133 Intersection of the North right-of-way line of Riverside  
134 Drive with the East right-of-way line of Murrah Drive  
135 (as both are now laid out and improved); run thence  
136 North 89 degrees 47 minutes 20 seconds East along said  
137 North right-of-way line of Riverside Drive for a  
138 distance of 700.00 feet to the Southwest corner of a  
139 5.964 acre tract of land (Belhaven College); leaving  
140 said North right-of-way line of Riverside Drive, run  
141 thence North 00 degrees 09 minutes 00 seconds West along  
142 the West line of said 5.964 acre tract for a distance of  
143 650.00 feet to the Northwest corner thereof; run thence  
144 North 89 degrees 47 minutes 20 seconds East along the  
145 North line of said 5.964 acre tract for a distance of  
146 40.68 feet to a set 1/2" iron pin being the POINT OF  
147 BEGINNING of the parcel of land herein described; from  
148 said POINT OF BEGINNING and leaving said North line of a  
149 5.964 acre tract, run thence North 30 degrees 25 minutes  
150 33 seconds East for a distance of 334.09 feet to a set  
151 1/2" iron pin on the South right-of-way line of Woodrow  
152 Wilson Drive (Interstate Highway 55, Ramp "D", Project  
153 I-IF-55-2(31)96); run thence South 78 degrees 57 minutes  
154 13 seconds East along said South right-of-way line of  
155 Woodrow Wilson Drive for a distance of 45.46 feet to a  
156 set 1/2" iron pin being the Point of Curvature of a  
157 9.56412 degree curve bearing to the right having a  
158 central angle of 14 degrees 32 minutes 19 seconds and a  
159 radius of 599.07 feet; run thence along said South  
160 right-of-way line of Woodrow Wilson Drive and along the  
161 arc of said curve an arc length of 152.01 feet; said  
162 curve having a chord bearing of South 71 degrees 44  
163 minutes 16 seconds East and a chord distance of 151.60  
164 feet to an existing 1/2" iron pin marking the Northeast

165 corner of a 10.707 acre tract of land (Belhaven  
166 College); leaving said South right-of-way line of  
167 Woodrow Wilson Drive and the arc of said curve, run  
168 thence South 00 degrees 12 minutes 40 seconds East along  
169 the West line of said 10.707 acre tract for a distance  
170 of 230.54 feet to an existing 1/2" iron pin marking the  
171 Northwest corner of the aforesaid 5.964 acre tract of  
172 land; run thence South 89 degrees 47 minutes 20 seconds  
173 West along the North line of said 5.964 acre tract for a  
174 distance of 358.63 feet to the POINT OF BEGINNING,  
175 containing 1.703 acres, more or less.

176 Parcel B

177 A certain parcel of land being situated in the North 1/2  
178 of the Northeast 1/4 of Section 35, T6N-R1E, City of  
179 Jackson, Hinds County, Mississippi, and being more  
180 particularly described as follows:

181 Commence at an existing iron pin marking the Point of  
182 Intersection of the North right-of-way line of Riverside  
183 Drive with the East right-of-way line of Murrah Drive (as  
184 both are now laid out and improved); run thence North 89  
185 degrees 47 minutes 20 seconds East along said North  
186 right-of-way line of Riverside Drive for a distance of  
187 1,476.70 feet to the Southeast corner of the Salvation Army  
188 property as described in deed recorded in Deed Book 2076 at  
189 Page 490 in the office of the Chancery Clerk of Hinds County  
190 at Jackson, Mississippi; said point further being the POINT  
191 OF BEGINNING of the parcel of land herein described; from  
192 said POINT OF BEGINNING and leaving said North right-of-way  
193 line of Riverside Drive, run thence North 00 degrees 12  
194 minutes 40 seconds West along the East line of said Salvation  
195 Army property for a distance of 500.00 feet to the Northeast  
196 corner thereof; leaving said East line of the Salvation Army  
197 property, run thence South 89 degrees 47 minutes 20 seconds

198 West along the North line of said Salvation Army property for  
199 a distance of 375.00 feet to the Northwest corner thereof;  
200 leaving said North line of the Salvation Army property, run  
201 thence North 00 degrees 12 minutes 40 seconds West for a  
202 distance of 380.59 feet to a point on the South right-of-way  
203 line of Woodrow Wilson Avenue (according to the plans for  
204 Federal Aid Project Number I-IG-55-2(31)(96); said point also  
205 being on the arc of a 9.56412 degree curve bearing to the  
206 right having a central angle of 11 degrees 28 minutes 50  
207 seconds and a radius of 599.07 feet; run thence along the arc  
208 of said 9.56412 degree curve bearing to the left an arc  
209 length of 120.04 feet; said curve having a chord bearing of  
210 South 58 degrees 44 minutes 38 seconds East and a chord  
211 distance of 119.84 feet to the Point of Tangency of said  
212 curve; run thence South 53 degrees 00 minutes 11 seconds East  
213 for a distance of 400.06 feet; run thence South 55 degrees 03  
214 minutes 09 seconds East for a distance of 157.78 feet to the  
215 Point of Curvature of a 7.24163 degree curve bearing to the  
216 left having a central angle of 12 degrees 57 minutes 59  
217 seconds and a radius of 791.20 feet; run thence along the  
218 said 7.24163 degree curve bearing to the left arc length of  
219 179.05 feet; said curve having a chord bearing of South 65  
220 degrees 29 minutes 11 seconds East and a chord distance of  
221 178.67 feet to the Point of Tangency of said curve; run  
222 thence South 75 degrees 55 minutes 12 seconds East for a  
223 distance of 157.78 feet; run thence South 77 degrees 58  
224 minutes 10 seconds East for a distance of 166.56 feet; run  
225 thence South 74 degrees 57 minutes 08 seconds East for a  
226 distance of 187.53 feet; run thence South 35 degrees 48  
227 minutes 13 seconds East for a distance of 235.88 feet; run  
228 thence south 43 degrees 11 minutes 54 seconds East for a  
229 distance of 130.00 feet to the Point of Intersection of said  
230 South right-of-way line of Woodrow Wilson Avenue with the

231 aforesaid North right-of-way line of Riverside Drive; leaving  
232 said South right-of-way line of Woodrow Wilson Avenue, run  
233 thence South 89 degrees 47 minutes 20 seconds West along said  
234 North right-of-way line of Riverside Drive for a distance of  
235 1,059.64 feet to the POINT OF BEGINNING, containing 10.707  
236 acres, more or less.

237 The Department of Finance and Administration may have the parcels  
238 of property surveyed in order to determine the specific legal  
239 description, but the total property conveyed shall not exceed  
240 thirteen (13) acres.

241 (2) The sale and conveyance authorized in this section may  
242 be made on such terms and conditions agreed upon by the Department  
243 of Finance and Administration and the Board of Trustees of the  
244 Mississippi Museum of Art to be in the best interests of both  
245 parties. The real property described in subsection (1) of this  
246 section shall be sold for not less than the current fair market  
247 value as determined by the averaging of at least two (2)  
248 appraisals by professional appraisers who are licensed by the  
249 Mississippi Real Estate Appraiser Licensing and Certification  
250 Board.

251 (3) Any funds received by the State of Mississippi for the  
252 conveyance of the real property described in subsection (1) of  
253 this section shall be deposited into the State General Fund.

254 (4) The State of Mississippi shall retain all mineral rights  
255 to the real property sold pursuant to this section.

256 **SECTION 4.** Chapter 333, Laws of 1999, which directs the  
257 Department of Finance and Administration to sell and convey  
258 certain parcels of property to Belhaven College, is repealed.

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