

By: Representative Weathersby

To: Public Property;
Appropriations

HOUSE BILL NO. 1185

1 AN ACT TO AUTHORIZE THE MISSISSIPPI DEVELOPMENT AUTHORITY,
2 ACTING ON BEHALF OF THE DEPARTMENT OF FINANCE AND ADMINISTRATION,
3 TO LEASE FOR A CERTAIN NUMBER OF YEARS THE PROPERTY FORMERLY KNOWN
4 AS THE "OLD SCHOOL FOR THE BLIND" WHICH IS LOCATED NORTH OF
5 EASTOVER DRIVE IN THE CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI;
6 TO REQUIRE THE PROPERTY TO BE LEASED FOR PRIVATE REDEVELOPMENT
7 RESULTING IN ITS HIGHEST AND BEST USE; TO REQUIRE THAT THE LEASE
8 BE APPROVED BY THE SECRETARY OF STATE; TO REQUIRE THE LEASE TO
9 CONTAIN A PROVISION REQUIRING THAT THE LESSEE CONSTRUCT A NEW
10 RESIDENCE FOR THE SUPERINTENDENT OF THE MISSISSIPPI SCHOOL FOR THE
11 BLIND AND A NEW STORAGE AND BUILDING MAINTENANCE FACILITY ON THE
12 GROUNDS OF THE NEW CAMPUS FOR THE SCHOOL; TO CREATE A SPECIAL FUND
13 INTO WHICH THE PROCEEDS OF THE LEASE MONIES SHALL BE DEPOSITED, TO
14 BE USED FOR THE BENEFIT OF THE MISSISSIPPI SCHOOL FOR THE BLIND
15 AND THE MISSISSIPPI SCHOOL FOR THE DEAF; AND FOR RELATED PURPOSES.

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

17 **SECTION 1.** (1) Acting on behalf of the Department of
18 Finance and Administration, the Mississippi Development Authority,
19 and subject to the approval of the Secretary of State, is
20 authorized to lease for a period not to exceed sixty (60) years
21 with an option to renew not to exceed twenty (20) years all of the
22 land, formerly known as the "Old School for the Blind," located
23 north of Eastover Drive in the City of Jackson, Hinds County,
24 Mississippi, and more particularly described as follows:

25 Starting at a concrete monument that is the SE corner of
26 the SW 1/4 of the SW 1/4 of Section 24, T6N, R1E in the
27 First Judicial District, Hinds County, Mississippi, run
28 thence N 00°-01' E along the line between the E 1/2 and
29 the W 1/2 of the SW 1/4 of Section 24, T6N, R1E for a
30 distance of 194.40 feet to a point on the north line of
31 Eastover Drive, as said drive is now laid out and
32 improved, the point of beginning.

33 Run thence N 56°-46' W along said north line of said
34 Eastover Drive for a distance of 3.02 feet to the P.C.
35 of a curve to the left with a radius (chord) of 5769.65
36 feet (angle of curve was omitted, 04°-00'-0r"); Run
37 thence along said curve and said north line of Eastover
38 Drive for a distance of 402.91 feet to the P.T. of said
39 curve; Run thence N 60°-46' W along said north line of
40 said Eastover Drive for a distance of 684.92 feet to a
41 point on the east right-of-way line of U.S. Highway No.
42 51, as said highway is now laid out and improved, Run
43 thence N 29°-14' E along said east right-of-way line of
44 U.S. Highway No. 51 for a distance of 1422.24 feet to a
45 point; Run thence N 87°-06' E for a distance of 251.28
46 feet to a point on the line between the E 1/2 and the W
47 1/2 of the SW 1/4 of Section 24, T6N, R1E, and also
48 being a point on the south line of share 1 of the Mosal
49 partition; Run thence S 00°-01' W along said line
50 between the E 1/2 and the W 1/2 of the SW 1/4 of Section
51 24, T6N, R1E for a distance of 1796.17 feet to the point
52 of beginning.

53 All the above described land being situated in the W 1/2
54 of the SW 1/4 of Section 24, T6N, R1E in the First
55 Judicial District of Hinds County, Mississippi, and
56 being wholly within the corporate limits of the City of
57 Jackson and containing 22.822 acres.

58 (2) (a) The property described in subsection (1) shall be
59 leased for private redevelopment to result in the highest and best
60 use as determined by the Mississippi Development Authority and to
61 ensure that the property is used in a manner as approved by the
62 State Board of Education that will not interfere with the
63 operation of the Mississippi School for the Blind or the
64 Mississippi School for the Deaf. The Mississippi Development
65 Authority is authorized to negotiate all aspects of the lease, and

66 final execution of the lease shall be subject to the approval of
67 the Secretary of State.

68 (b) It is the intent of the Legislature that such
69 property will be leased to a private developer for the benefit of
70 creating value while also preserving the local environment,
71 promoting growth in the area and generating a constant revenue
72 stream for the State of Mississippi.

73 (c) The Mississippi Development Authority is authorized
74 to make such terms and agreements as may be reasonably necessary
75 to effect such intent to ensure a fair and equitable return to the
76 state, and the lease shall contain a provision requiring that the
77 lessee construct a new residence for the Superintendent of the
78 Mississippi School for the Blind and a new storage and building
79 maintenance facility on the grounds of the new campus for the
80 school.

81 (d) The lessee of the property shall be allowed to
82 sublease all or a portion of such property under the terms and
83 conditions agreed to by the Mississippi Development Authority.

84 (3) All lease and rental monies from the lease authorized in
85 this section shall be deposited into a special fund, which is
86 created in the State Treasury. Monies in the special fund shall
87 be disbursed by the Department of Finance and Administration, in
88 the discretion of the State Board of Education, for the benefit of
89 the Mississippi School for the Blind and the Mississippi School
90 for the Deaf. Unexpended amounts remaining in the special fund at
91 the end of a fiscal year shall not lapse into the State General
92 Fund, and any interest earned on amounts in the special fund shall
93 be deposited to the credit of the special fund.

94 (4) Oil, gas and mineral rights in the property shall be
95 reserved to the State of Mississippi, and no provision of the
96 lease may provide otherwise.

97 (5) Nothing in this section shall be construed to authorize
98 the sale or transfer of title to the property described in
99 subsection (1).

100 **SECTION 2.** This act shall take effect and be in force from
101 and after its passage.