

By: Representative Reeves

To: Public Property;
Appropriations

HOUSE BILL NO. 1186

1 AN ACT TO AUTHORIZE THE DEPARTMENT OF FINANCE AND
2 ADMINISTRATION TO LEASE FOR A CERTAIN NUMBER OF YEARS THE
3 PROPERTY, FORMERLY KNOWN AS THE "OLD SCHOOL FOR THE BLIND,"
4 LOCATED NORTH OF EASTOVER DRIVE IN THE CITY OF JACKSON, HINDS
5 COUNTY, MISSISSIPPI; TO REQUIRE THE PROPERTY TO BE LEASED FOR
6 PRIVATE REDEVELOPMENT RESULTING IN THE HIGHEST AND BEST USE AS
7 DETERMINED BY THE DEPARTMENT OF FINANCE AND ADMINISTRATION; AND
8 FOR RELATED PURPOSES.

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

10 **SECTION 1.** (1) The Department of Finance and Administration
11 is hereby authorized to lease for a period not to exceed sixty
12 (60) years with an option to renew not to exceed twenty (20) years
13 all of the land, formerly known as the "Old School for the Blind,"
14 located north of Eastover Drive in the City of Jackson, Hinds
15 County, Mississippi, and more particularly described as follows:

16 Starting at a concrete monument that is the SE corner of
17 the SW 1/4 of the SW 1/4 of Section 24, T6N, R1E in the
18 First Judicial District, Hinds County, Mississippi, run
19 thence N 00°-01' E along the line between the E 1/2 and
20 the W 1/2 of the SW 1/4 of Section 24, T6N, R1E for a
21 distance of 194.40 feet to a point on the north line of
22 Eastover Drive, as said drive is now laid out and
23 improved, the point of beginning.

24 Run thence N 56°-46' W along said north line of said
25 Eastover Drive for a distance of 3.02 feet to the P.C.
26 of a curve to the left with a radius (chord) of 5769.65
27 feet (angle of curve was omitted, 04°-00'-0r"); Run
28 thence along said curve and said north line of Eastover
29 Drive for a distance of 402.91 feet to the P.T. of said
30 curve; Run thence N 60°-46' W along said north line of

31 said Eastover Drive for a distance of 684.92 feet to a
32 point on the east right-of-way line of U.S. Highway No.
33 51, as said highway is now laid out and improved, Run
34 thence N 29°-14' E along said east right-of-way line of
35 U.S. Highway No. 51 for a distance of 1422.24 feet to a
36 point; Run thence N 87°-06' E for a distance of 251.28
37 feet to a point on the line between the E 1/2 and the W
38 1/2 of the SW 1/4 of Section 24, T6N, R1E, and also
39 being a point on the south line of share 1 of the Mosal
40 partition; Run thence S 00°-01' W along said line
41 between the E 1/2 and the W 1/2 of the SW 1/4 of Section
42 24, T6N, R1E for a distance of 1796.17 feet to the point
43 of beginning.

44 All the above described land being situated in the W 1/2
45 of the SW 1/4 of Section 24, T6N, R1E in the First
46 Judicial District of Hinds County, Mississippi, and
47 being wholly within the corporate limits of the City of
48 Jackson and containing 22.822 acres.

49 (2) The property described in subsection (1) shall be leased
50 for private redevelopment to result in the highest and best use as
51 determined by the Department of Finance and Administration. It is
52 the intent of the Legislature that such property will be leased to
53 a private developer for the benefit of creating value while also
54 preserving the local environment, promoting growth in the area and
55 generating a constant revenue stream for the State of Mississippi.
56 The Department of Finance and Administration is authorized to make
57 such terms and agreements as may be reasonably necessary to effect
58 such intent, and to ensure a fair and equitable return to the
59 state.

60 (3) The lessee of the property described in subsection (1)
61 shall be allowed to sublease all or a portion of such property
62 subject to the terms and conditions agreed to by the Department of
63 Finance and Administration.

64 (4) All lease and rental monies from the lease authorized in
65 this section shall be deposited into the State General Fund.

66 (5) Oil, gas and mineral rights in the property described in
67 subsection (1) shall be reserved to the State of Mississippi.

68 (6) Nothing in this section shall be construed to authorize
69 the sale or transfer of title to the property described in
70 subsection (1).

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