

By: Representative Weathersby

To: Public Property

HOUSE BILL NO. 559

1 AN ACT TO AUTHORIZE THE DEPARTMENT OF FINANCE AND  
 2 ADMINISTRATION TO ENTER INTO A LEASE AGREEMENT FOR CERTAIN  
 3 STATE-OWNED REAL PROPERTY WITHIN THE CITY OF JACKSON, HINDS  
 4 COUNTY, MISSISSIPPI, WITH A NONPROFIT ENTITY FOR THE PURPOSE OF  
 5 CREATING A PEDIATRIC SKILLED NURSING, PALLIATIVE CARE AND RESPITE  
 6 FACILITY FOR THE SEVERELY DISABLED; TO PROVIDE THAT THE TERM OF  
 7 THE INITIAL LEASE SHALL NOT EXCEED FORTY YEARS AND CONTAIN ONE  
 8 ADDITIONAL TEN-YEAR RENEWAL PERIOD AT THE DISCRETION OF THE  
 9 DEPARTMENT; AND FOR RELATED PURPOSES.

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

11 **SECTION 1.** (1) The Department of Finance and  
 12 Administration, is authorized to enter into an agreement to lease  
 13 no more than seven (7) acres of state-owned real property in the  
 14 City of Jackson, Hinds County, Mississippi, to a nonprofit entity  
 15 for the purpose of creating a pediatric skilled nursing,  
 16 palliative care and respite facility for the severely disabled,  
 17 and for the use of associated administrative office space for an  
 18 initial term of no more than forty (40) years and one (1)  
 19 additional ten-year renewal period at the discretion of the  
 20 Department of Finance and Administration. The property to be  
 21 leased is currently undeveloped property to the south of Eastover



22 Drive, West of Ridgewood Road, North of Lakeland Drive and East of  
23 I-55, located in the City of Jackson, Hinds County, Mississippi.  
24 The parcel of the undeveloped property to be leased shall be that  
25 immediately to the south of the Mississippi Library Commission  
26 building and immediately to the west of the Mississippi Public  
27 Broadcasting building, and more particularly described in the  
28 agreement as determined by the Department of Finance and  
29 Administration.

30 (2) At the end of the lease term and any renewals provided  
31 for in this act, the property leased under the authority of this  
32 section along with any improvements subsequently made thereupon  
33 shall revert to the State of Mississippi.

34 (3) The lease of the real property described in subsection  
35 (1) of this section shall consist of a patient care facility  
36 which, at a minimum, will contain:

37 (a) Approximately thirty thousand (30,000) square feet  
38 of patient care and related support space;

39 (b) Approximately 30 patient care beds;

40 (c) Surface parking; and

41 (d) Landscaping and green space buffers.

42 (4) The Department of Finance and Administration shall  
43 review and approve all plans prior to issuance of any notice to  
44 proceed for clearing, site development or construction to ensure  
45 that proposed development:



46 (a) Is harmonious with current use of adjacent property  
47 by state agencies and institutions;

48 (b) Is appropriately interfaced with state-owned  
49 streets and infrastructure, with any tie-in to state-owned  
50 utilities properly metered for billing;

51 (c) Poses no conflict to future development of other  
52 adjacent state-owned property; and

53 (d) Maintains adequate landscape buffer with adjacent  
54 private property.

55 (5) The lease and any amendments to the lease shall be  
56 prepared by the Department of Finance and Administration and  
57 subject to approval by the Public Procurement Review Board.

58 (6) All proceeds derived or received from all leases entered  
59 into under this section shall be deposited into the state land  
60 acquisition fund.

61 (7) The State of Mississippi shall retain all mineral rights  
62 to the real property leased under this section.

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

