

By: Representatives Cockerham, Calhoun

To: Public Property

## HOUSE BILL NO. 1361

1 AN ACT TO AUTHORIZE THE DEPARTMENT OF FINANCE AND  
2 ADMINISTRATION, WITH THE APPROVAL OF THE BOARD OF TRUSTEES OF  
3 STATE INSTITUTIONS OF HIGHER LEARNING, ACTING ON BEHALF OF JACKSON  
4 STATE UNIVERSITY, TO SELL, TRANSFER AND CONVEY CERTAIN  
5 TAX-FORFEITED REAL PROPERTY AND ANY IMPROVEMENTS THEREON UNDER THE  
6 POSSESSION AND CONTROL OF THE UNIVERSITY LOCATED WITHIN THE CITY  
7 OF JACKSON, HINDS COUNTY, MISSISSIPPI; AND FOR RELATED PURPOSES.

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

9 **SECTION 1.** (1) The Department of Finance and  
10 Administration, in consultation with the Board of Trustees of  
11 State Institutions of Higher Learning, and acting on behalf of  
12 Jackson State University, is authorized to sell, transfer, convey  
13 and dispose of all or portions of various parcels of certain tax-  
14 forfeited real property and any improvements thereon under the  
15 possession and control of Jackson State University, located in the  
16 City of Jackson, Hinds County, Mississippi, and being more  
17 particularly described as follows:

18 Said properties being situated in the City of Jackson, Hinds  
19 County, Mississippi, and located within the boundaries east  
20 of Ellis Avenue intersecting to the north at Robinson Road



21 and moving easterly on Robinson Road to the point of its  
22 merger with Capitol Street; then southeasterly on Capitol  
23 Street; to its point of intersection at Gallatin Street;  
24 moving south on Gallatin Street; to the point of its  
25 intersection with U.S. Highway 80 West; then westerly on  
26 Gallatin Street; to its point of intersection with Ellis  
27 Avenue, designated as the point of beginning. Such properties  
28 being more particularly described as follows:

29 Parcel number 101-402 Livingston Road;  
30 Parcel number 135-33 Robinson Street;  
31 Parcel number 135-34 Robinson Street;  
32 Parcel number 135-36 Robinson Street;  
33 Parcel number 135-38 Robinson Street;  
34 Parcel number 140-10 John R. Lynch Street;  
35 Parcel number 140-34 Clifton Street;  
36 Parcel number 140-9-1, 424 John R. Lynch Street;  
37 Parcel number 141-19 South Gallatin Street;  
38 Parcel number 141-25 John R. Lynch Street;  
39 Parcel number 141-7 Earl Street;  
40 Parcel number 142-100 Poindexter Street;  
41 Parcel number 142-102 Earl Street;  
42 Parcel number 142-22 Burns Street;  
43 Parcel number 142-28 Burns Street;  
44 Parcel number 142-38 Clifton Street;  
45 Parcel number 142-41 Earl Street;



46 Parcel number 142-47 Virden Street;  
47 Parcel number 142-47-1 Virden Street;  
48 Parcel number 142-49 Virden Street;  
49 Parcel number 142-50 Virden Street;  
50 Parcel number 142-51 Wharton Street;  
51 Parcel number 142-52 Virden Street;  
52 Parcel number 142-52-1 Virden Street;  
53 Parcel number 142-53 Virden Street;  
54 Parcel number 142-54 Virden Street;  
55 Parcel number 142-57 Smith Alley;  
56 Parcel number 142-68-1 Virden Street;  
57 Parcel number 142-68-2 Virden Street;  
58 Parcel number 142-68-3 Virden Street;  
59 Parcel number 143-30 John R. Lynch Street;  
60 Parcel number 143-33-1 John R. Lynch Street;  
61 Parcel number 143-36 John R. Lynch Street;  
62 Parcel number 143-38 Clifton Street;  
63 Parcel number 144-209 Deer Park Street;  
64 Parcel number 144-210 Deer Park Street;  
65 Parcel number 144-246 Deer Park Street;  
66 Parcel number 144-247 Deer Park Street;  
67 Parcel number 144-258, 415 Poindexter Street, Apt. 17;  
68 Parcel number 144-260 Poindexter Street;  
69 Parcel number 144-261 Poindexter Street;  
70 Parcel number 144-267-1 West Pearl Street;



71 Parcel number 144-28-2 Dudleys Alley;  
72 Parcel number 144-95 West Pascagoula Street;  
73 Parcel number 145-59 John R. Lynch Street;  
74 Parcel number 146-37-1 Short Street;  
75 Parcel number 146-42 Cleary Street;  
76 Parcel number 146-43-1 Cleary Street;  
77 Parcel number 146-66 West Pascagoula Street;  
78 Parcel number 146-69 West Pascagoula Street;  
79 Parcel number 146-71, 1104 Short Street, Apt. 05;  
80 Parcel number 146-71-1, 1037 West Pascagoula Street;  
81 Parcel number 147-15 West Pearl Street;  
82 Parcel number 147-19 Mary Lee Street;  
83 Parcel number 148-44 Dalton Street;  
84 Parcel number 153-1, 719 Dalton Street;  
85 Parcel number 153-20 Pittsburg Street;  
86 Parcel number 153-23 Pittsburg Street;  
87 Parcel number 153-25 Pittsburg Street;  
88 Parcel number 153-27-4 Pittsburg Street;  
89 Parcel number 153-28-1 Pittsburg Street;  
90 Parcel number 153-39 Pittsburg Street;  
91 Parcel number 153-42 Pittsburg Street;  
92 Parcel number 153-48 Pittsburg Street;  
93 Parcel number 153-49-1 Pittsburg Street;  
94 Parcel number 153-53 Pittsburg Street;  
95 Parcel number 153-56 Pittsburg Street;



96 Parcel number 153-24, 1506 Pittsburg Street;  
97 Parcel number 153-26, 1514 Pittsburg Street;  
98 Parcel number 155-62 John R. Lynch Street;  
99 Parcel number 155-65 John R. Lynch Street;  
100 Parcel number 159-23 Eastview Street;  
101 Parcel number 160-62 Valley Street;  
102 Parcel number 162-11 Morehouse Avenue;  
103 Parcel number 162-13 Morehouse Avenue;  
104 Parcel number 162-144 Barrett Avenue;  
105 Parcel number 162-152 Barrett Avenue;  
106 Parcel number 162-164-1 Barrett Avenue;  
107 Parcel number 162-9 Morehouse Avenue;  
108 Parcel number 162-98 Morehouse Avenue;  
109 Parcel number 162-98-1, 1512 Morehouse Avenue;  
110 Parcel number 167-61, 1613 University Boulevard;  
111 Parcel number 169-1 Willow Street;  
112 Parcel number 190-16, 101 West Capitol Street;  
113 Parcel number 215-159 South Plaza Drive;  
114 Parcel number 222-2-3 Morehouse Avenue;  
115 Parcel number 573-442, 1706 Sheffield Drive;  
116 Parcel number 147-15 West Pearl Street;  
117 Parcel number 147-5, 1014 West Pascagoula Street;  
118 Parcel number 148-20-1 Deer Park Street;  
119 Parcel number 152-48 Central Street;  
120 Parcel number 152-67, 1215 Central Street;



121 Parcel number 153-20 Pittsburg Street;  
122 Parcel number 153-23 Pittsburg Street;  
123 Parcel number 153-24, 1506 Pittsburg Street;  
124 Parcel number 153-25 Pittsburg Street;  
125 Parcel number 153-26, 1514 Pittsburg Street;  
126 Parcel number 153-27-4 Pittsburg Street;  
127 Parcel number 153-39 Pittsburg Street;  
128 Parcel number 153-42 Pittsburg Street;  
129 Parcel number 153-48 Pittsburg Street;  
130 Parcel number 153-49-1 Pittsburg Street;  
131 Parcel number 153-53 Pittsburg Street;  
132 Parcel number 153-56 Pittsburg Street;  
133 Parcel number 154-1 Dalton Street;  
134 Parcel number 154-10-4, 1514 Deer Park Street, Apt. 16;  
135 Parcel number 154-10-6 Deer Park Street;  
136 Parcel number 154-10-7 Deer Park Street;  
137 Parcel number 154-10-8, 1532 Deer Park Street;  
138 Parcel number 154-11 Deer Park Street;  
139 Parcel number 154-11-2 Deer Park Street;  
140 Parcel number 154-11-6 Deer Park Street;  
141 Parcel number 154-15 Deer Park Street;  
142 Parcel number 154-5 Deer Park Street;  
143 Parcel number 154-8-3 Deer Park Street; and  
144 Parcel number 157-112 Brookside Place.



145           (2)   (a)   The properties described in subsection (1) of this  
146 section and any improvements thereon shall be sold, transferred  
147 and conveyed in accordance with the procedures set forth in this  
148 section. The property may be sold without appraisal and without  
149 consideration. Jackson State University may designate the manner  
150 by which the offers to purchase property will be received,  
151 including but not limited to, offers sealed in an envelope, offers  
152 made electronically or offers made by any other method.

153           (b)   Jackson State University shall first advertise  
154 notice of its intent to sell any portion of all of the properties  
155 for three (3) consecutive weeks by:

156                   (i)   Posting notices at three (3) or more public  
157 places located in the City of Jackson, Mississippi;

158                   (ii)   Publishing notices in a newspaper published  
159 in the county or some paper having a general circulation in the  
160 county; and

161                   (iii)   Making any other reasonable efforts to  
162 provide notice to local homeowners or community organizations who  
163 may be interested in purchasing the property. When possible, the  
164 notices shall include a list of the property described in  
165 subsection (1).

166           (3)   Once approval has been granted by the Board of Trustees  
167 of State Institutions of Higher Learning, Jackson State University  
168 shall be the sole authority to sell the properties described in  
169 subsection (1) of this section, without interference from any



tenant who holds a temporary right of possession in said property by virtue of an existing contractual or lease agreement with the university for use of said property or from any other person or entity. No tenant in temporary possession of any property owned by the university shall have a prior right of first refusal, and such tenant must vacate the premises without delay within a reasonable period of time upon being provided written notice from the university that the property has been sold. In no instance shall the period to vacate exceed ninety (90) days once notice has been issued.

(4) The property described in subsection (1) of this section shall be sold for purposes that are consistent with the university's goals of research, innovation and commercialization, resulting in the highest and best use of the property which ensures the property is used in a manner that will not interfere with the operation of the Jackson State University. No official or employee of Jackson State University shall derive any personal economic benefit from the sale, transfer or conveyance of the property.

(5) The State of Mississippi shall retain all mineral rights to all the real property sold under this section.

(6) The Department of Finance and Administration may correct any discrepancies in the legal description of the properties provided in this section.





194           (7) The Department of Finance and Administration may recover  
195 its costs associated with the transaction authorized by  
196 this section from the proceeds of the sale of the real property  
197 described in subsection (1) of this section, and the net proceeds  
198 of the sale shall be deposited into a special fund in the State  
199 Treasury and shall be expended only for the benefit of the Jackson  
200 State University.

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

