

By: Representative Cockerham

To: Appropriations

COMMITTEE SUBSTITUTE
FOR
HOUSE BILL NO. 1335

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 CERTAIN TAX-FORFEITED REAL PROPERTY AND
5 ANY IMPROVEMENTS THEREON UNDER THE POSSESSION AND CONTROL OF THE
6 UNIVERSITY LOCATED WITHIN THE CITY OF JACKSON, HINDS COUNTY,
7 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, following approval by the Board of Trustees of
11 State Institutions of Higher Learning, and acting on behalf of
12 Jackson State University, is authorized to sell all or portions of
13 various parcels of certain tax-forfeited real property and any
14 improvements thereon under the possession and control of Jackson
15 State University, located in the City of Jackson, Hinds County,
16 Mississippi, and being more particularly described as follows:

17 Such properties being situated in the City of Jackson, Hinds
18 County, Mississippi, and located within the boundaries east
19 of Ellis Avenue intersecting to the north at Robinson Road
20 and moving easterly on Robinson Road to the point of its



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

28 Parcel number 101-402 Livingston Road;

29 Parcel number 135-29 Rose Street;

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 144-209 Deer Park Street;

35 Parcel number 144-210 Deer Park Street;

36 Parcel number 149-10 Ewing Street;

37 Parcel number 149-45 Lewis Street;

38 Parcel number 152-48 Central Street;

39 Parcel number 152-52 Central Street;

40 Parcel number 152-67 Central Street;

41 Parcel number 153-1 Dalton Street;

42 Parcel number 153-20 Pittsburg Street;

43 Parcel number 153-22 1248 Pittsburg Street;

44 Parcel number 153-23 Pittsburg Street;

45 Parcel number 153-24 Pittsburg Street;



46 Parcel number 153-25 Pittsburg Street;
47 Parcel number 153-26 Pittsburg Street;
48 Parcel number 153-27-4 Pittsburg Street;
49 Parcel number 153-28 Dalton Street;
50 Parcel number 153-28-1 Pittsburg Street;
51 Parcel number 153-39 Pittsburg Street;
52 Parcel number 153-42 Pittsburg Street;
53 Parcel number 153-48 Pittsburg Street;
54 Parcel number 153-49-1 Pittsburg Street;
55 Parcel number 153-50 Pittsburg Street;
56 Parcel number 153-53 Pittsburg Street;
57 Parcel number 153-56 Pittsburg Street;
58 Parcel number 153-57 Pittsburg Street;
59 Parcel number 154-1 Dalton Street;
60 Parcel number 154-10-4 Deer Park Street;
61 Parcel number 154-10-6 Deer Park Street;
62 Parcel number 154-10-7 Deer Park Street;
63 Parcel number 154-10-8 Deer Park Street;
64 Parcel number 154-5 Deer Park Street;
65 Parcel number 154-8-3 Deer Park Street;
66 Parcel number 160-116 Wiggins Street;
67 Parcel number 160-117 Deer Park Street;
68 Parcel number 160-62 Valley Street;
69 Parcel number 161-10-3 Jones Avenue;
70 Parcel number 161-10-4 Jones Avenue;



71 Parcel number 161-16-4 Washington Avenue;
72 Parcel number 161-16-7 Topp Avenue;
73 Parcel number 161-16-9 Topp Avenue;
74 Parcel number 161-17 Topp Avenue;
75 Parcel number 161-19-1 Washington Avenue;
76 Parcel number 161-33-18 Barrett Avenue;
77 Parcel number 161-36-38 Barrett Avenue;
78 Parcel number 161-36-42 Barrett Avenue;
79 Parcel number 161-44 Barrett Avenue;
80 Parcel number 161-44-1 Barrett Avenue;
81 Parcel number 161-47-1 Hill Avenue;
82 Parcel number 161-47-2 Hill Avenue;
83 Parcel number 161-9 Washington Avenue;
84 Parcel number 162-14 Shirley Avenue;
85 Parcel number 162-144 Barrett Avenue;
86 Parcel number 162-150 1432 Barrett Avenue;
87 Parcel number 162-152 Barrett Avenue;
88 Parcel number 162-16 Shirley Avenue;
89 Parcel number 162-164-1 Barrett Avenue;
90 Parcel number 162-231 1618 Barrett Avenue;
91 Parcel number 162-234 Florence Avenue;
92 Parcel number 162-235 1628 Barrett Avenue;
93 Parcel number 162-236 Florence Avenue;
94 Parcel number 162-257 1223 Barrett Avenue;
95 Parcel number 162-263 1319 Barrett Avenue;



96 Parcel number 162-274-1 Barrett Avenue;
97 Parcel number 162-275-1 1429 Barrett Avenue;
98 Parcel number 162-280 1619 Barrett Avenue;
99 Parcel number 162-281 1623 Barrett Avenue;
100 Parcel number 162-285-1 Barrett Avenue;
101 Parcel number 162-285-2 1703 Barrett Avenue;
102 Parcel number 162-293 Hill Avenue;
103 Parcel number 162-295 Hill Avenue;
104 Parcel number 162-296 1724 Hill Avenue;
105 Parcel number 162-300 1702 Hill Avenue;
106 Parcel number 162-303 1634 Hill Avenue;
107 Parcel number 162-304 1624 Hill Avenue;
108 Parcel number 162-305 Hill Avenue;
109 Parcel number 162-305-1 Hill Avenue;
110 Parcel number 162-319 1328 Hill Avenue;
111 Parcel number 162-327 1232 Hill Avenue;
112 Parcel number 162-348 Hill Avenue;
113 Parcel number 162-363 Hill Avenue;
114 Parcel number 162-374 Hill Avenue;
115 Parcel number 162-376 Hill Avenue;
116 Parcel number 162-43 Shirley Avenue;
117 Parcel number 162-440 1423 Jones Avenue, Apt. 25;
118 Parcel number 162-451 1557 Jones Avenue;
119 Parcel number 162-484 Topp Avenue;
120 Parcel number 162-493 Topp Avenue;



121 Parcel number 162-494 1433 Topp Avenue;
122 Parcel number 162-511 1315 Topp Avenue;
123 Parcel number 162-514 1325 Topp Avenue, Apt. 29;
124 Parcel number 162-536 Topp Avenue;
125 Parcel number 162-54 Dalton Street;
126 Parcel number 162-79 Barrett Avenue;
127 Parcel number 162-81-1 Shirley Avenue;
128 Parcel number 163-10 Booker Street;
129 Parcel number 163-151 Hair Street;
130 Parcel number 163-154 Hair Street;
131 Parcel number 163-157 Hair Street;
132 Parcel number 163-158 Hair Street;
133 Parcel number 163-178 Hair Street;
134 Parcel number 163-191 Hair Street;
135 Parcel number 163-218 Cox Street;
136 Parcel number 163-229-1 1602 Cox Street;
137 Parcel number 163-23 Booker Street;
138 Parcel number 163-233 Cox Street;
139 Parcel number 163-241 1815 Cox Street;
140 Parcel number 163-270 Hair Street;
141 Parcel number 163-276 Cox Street;
142 Parcel number 163-332 Danby Street;
143 Parcel number 163-368 Booker Street;
144 Parcel number 163-369 Booker Street;
145 Parcel number 163-408 Booker Street;



146 Parcel number 163-409 Booker Street;
147 Parcel number 163-41 Cox Street;
148 Parcel number 163-414 Booker Street;
149 Parcel number 163-416 1527 Booker Street;
150 Parcel number 163-68 1427 Booker Street, Apt. 29;
151 Parcel number 163-74 Booker Street;
152 Parcel number 164-41-10 1714 McKinley Avenue, Apt. 16;
153 Parcel number 164-41-11 1710 McKinley Avenue, Apt. 12;
154 Parcel number 164-41-12 1706 McKinley Avenue, Apt. 8;
155 Parcel number 164-50 1860 Dalton Street;
156 Parcel number 167-61 University Boulevard;
157 Parcel number 169-1 Willow Street;
158 Parcel number 215-159 Plaza Drive;
159 Parcel number 222-14 Aberdeen Street;
160 Parcel number 222-2-3 Morehouse Avenue; and
161 Parcel number 222-8 Aberdeen Street.

162 (2) (a) The properties described in subsection (1) of this
163 section and any improvements thereon shall be sold, transferred
164 and conveyed, with the prior approval of the Board of Trustees of
165 State Institutions of Higher Learning, in accordance with the
166 procedures set forth in this section. The property may be sold
167 without appraisal and without consideration. Jackson State
168 University may designate the manner by which the offers to
169 purchase property will be received, including but not limited to,



170 offers sealed in an envelope, offers made electronically or offers
171 made by any other method.

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

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

177 (ii) Publishing notices in a newspaper published
178 in the county or some paper having a general circulation in the
179 county.

180 (3) Once approval has been granted by the Board of Trustees
181 of State Institutions of Higher Learning, Jackson State University
182 shall be the sole authority to sell the properties described in
183 subsection (1) of this section, without interference from any
184 tenant who holds a temporary right of possession in the property
185 by virtue of an existing contractual or lease agreement with the
186 university for use of the property or from any other person or
187 entity. No tenant in temporary possession of any property or
188 adjacent homeowner sharing a common boundary with any subject
189 property owned by the university shall have a prior right of first
190 refusal, and such tenant must vacate the premises without delay
191 within a reasonable period of time upon being provided written
192 notice from the university that the property has been sold. In no
193 instance shall the period to vacate exceed ninety (90) days once
194 notice has been issued.



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

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

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

209 (7) The sale of the real property described in subsection
210 (1) of this section, and the net proceeds of the sale shall be
211 deposited into a special fund in the State Treasury and shall be
212 expended only for purposes approval by the Board of Trustees of
213 State Institutions of Higher Learning that are for the benefit of
214 the Jackson State University.

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

