

***** Pending *****

COMMITTEE AMENDMENT NO 1 PROPOSED TO

House Bill No. 1533

BY: Committee

**Amend by striking all after the enacting clause and inserting
in lieu thereof the following:**

13 **SECTION 1.** Section 1, Chapter 386, Laws of 2017, as amended
14 by Section 3, Chapter 449, Laws of 2018, is amended as follows:

15 Section 1. (1) The Department of Finance and Administration
16 may transfer and convey to the Columbia-Marion County Airport
17 Authority certain real property located at Columbia Training
18 School in Marion County, Mississippi. The real property contains
19 approximately two hundred four (204) acres, more or less, lying
20 North of Highway 44 and is more particularly described as follows:
21 Commencing at the Southwest corner of Section 22,
22 Township 4 North, Range 18 West, Marion County,

23 Mississippi; thence run north along said section line a
24 distance of 3,350 feet, more or less, to the south
25 boundary of a parcel owned by The City of Columbia;
26 thence continue to run along parcel boundary east a
27 distance of 1,320 feet, more or less, thence continue to
28 run along said City of Columbia parcel boundary north a
29 distance of 1,612 feet, more or less, to the Point of
30 Beginning; thence run N 61°40'00" E a distance of 4,470
31 feet, more or less, to the east boundary of Section 15;
32 thence run along said Section line north a distance of
33 2,954 feet, more or less; thence leaving said Section
34 line run S 48°06'08" W a distance of 5,296 feet, more or
35 less, to the east boundary of a parcel owned by The City
36 of Columbia; thence run along said boundary South a
37 distance of 1,539 feet, more or less, back to the Point
38 of Beginning. Said parcel containing 204 acres, more or
39 less, and being located in the South 1/2 and the NE 1/4
40 of Section 15, Township 4 North, Range 18 West, Marion
41 County, Mississippi, and the NE 1/4 of the NW 1/4 of
42 Section 22, Township 4 North, Range 18 West, Marion
43 County, Mississippi.

44 (2) (a) The Department of Finance and Administration may
45 transfer and convey to the Marion County Economic Development
46 District certain real property located at Columbia Training School
47 in Marion County, Mississippi. The real property contains

48 approximately four hundred six (406) acres, more or less, lying
49 North of Highway 44 and is more particularly described as follows:

50 Beginning at the Southwest corner of Section 22,
51 Township 4 North, Range 18 West, Marion County,
52 Mississippi; thence run north along said section line a
53 distance of 3,350 feet, more or less, to the south
54 boundary of a parcel owned by The City of Columbia;
55 thence run east a distance of 5,280 feet, more or less,
56 to the east boundary of Section 22; thence run south
57 along said section line a distance of 3,350 feet, more
58 or less, to the southeast corner of Section 22; thence
59 run west a distance of 5,280 feet, more or less, back to
60 the Point of Beginning. Said parcel containing 406
61 acres, more or less, and being located in the South $\frac{1}{2}$
62 and the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of Section 22,
63 Township 4 North, Range 18 West, Marion County,
64 Mississippi.

65 (b) (i) The Marion County Economic Development
66 District is authorized to transfer and convey without cost a
67 certain portion of the real property described in paragraph (a) of
68 this subsection (2) located at Columbia Training School in Marion
69 County, Mississippi, to the Board of Supervisors of Marion County
70 for the purpose of law enforcement training. The real property
71 contains approximately eighteen (18) acres, more or less, and is
72 more particularly described as follows:

73 Commencing at a found concrete marker at the Southwest
74 corner of Section 22, Township 4 North, Range 18 West,
75 Marion County, Mississippi; thence run along said
76 section line North 00 degrees 04 minutes 43 seconds West
77 a distance of 1,859.88 feet to the Point of Beginning of
78 an easement described as follows: Thence continue North
79 00 degrees 04 minutes 43 seconds West a distance of
80 1,484.29 feet; thence run North 89 degrees 44 minutes 14
81 seconds East a distance of 1,060.04 feet, thence run
82 South 35 degrees 23 minutes 33 seconds West a distance
83 of 1,826.72 feet, back to the Point of Beginning; said
84 easement containing 18.0 acres, more or less, and being
85 located in the NW 1/4 of the SW 1/4 and the SW 1/4 of
86 the NW 1/4 of Section 22, Township 4 North, Range 18
87 West, Marion County, Mississippi.

88 (ii) The property transaction authorized in
89 subparagraph (i) of this paragraph (b) shall not be subject to the
90 monetary consideration requirements set forth in Section
91 19-5-99(5)(a). Additionally, the property transferred and
92 conveyed under subparagraph (i) of this paragraph (b) shall not be
93 subject to the use restrictions set forth in Section 19-5-99(5)(a)
94 and in subsection (3) of this section.

95 (3) The aggregate of parcels described in subsections (1)
96 and (2) of this section consists of six hundred ten (610) acres,
97 more or less, of the Columbia Training School Property, which the

98 entirety of such section whereon the named property is situated
99 consists of one thousand eight hundred twenty-three (1,823) acres,
100 more or less. Except as otherwise provided in subsection (2) (b)
101 of this section, the remaining property transferred and conveyed
102 under subsections (1) and (2) of this section shall only be used
103 to make improvements to the Marion County Airport and to construct
104 an adjacent industrial park or other aviation-related facility.

105 (4) The State of Mississippi shall retain any mineral rights
106 to the property transferred and conveyed under subsections (1) and
107 (2) of this section. The Department of Finance and Administration
108 shall have the authority to correct any discrepancies in the
109 property descriptions provided in subsections (1) and (2) of this
110 section.

111 (5) (a) The parcels of property conveyed under this section
112 must be conveyed to the Columbia-Marion County Airport Authority
113 and to the Marion County Economic Development District without any
114 assumption of liability or financial responsibility by the State
115 of Mississippi for any known or unknown environmental defects
116 contained thereon. Upon receipt of the deed of title to the
117 property, the respective recipients, in their individual
118 capacities, shall indemnify the State of Mississippi for any
119 damage, injury or loss.

120 (b) The Columbia-Marion County Airport Authority and
121 the Marion County Economic Development District shall provide the
122 Mississippi Department of Human Services six (6) months to harvest

123 and sell any timber located on the property transferred using a
124 company of the department's preference prior to any improvement or
125 development being made on the property by such entities, the
126 revenue generated from which shall be deposited into the State
127 Treasury and earmarked for use by the Department of Human Services
128 for all administrative and program purposes deemed necessary by
129 the executive director. Upon harvesting the timber upon the
130 property within the time specified in this paragraph, the
131 department shall forfeit all future rights to any timber remaining
132 on or regrown on the property, as well as any right of easement
133 for accessing the land.

134 (6) The Columbia-Marion County Airport Authority and the
135 Marion County Economic Development District shall each grant the
136 Department of Human Services an easement of ingress and egress to
137 access the remaining parcels of property retained by the
138 Department of Human Services if reasonable access to such
139 remaining parcels is not otherwise available.

140 **SECTION 2.** Section 19-5-99, Mississippi Code of 1972, is
141 brought forward as follows:

142 19-5-99. (1) Subject to the provisions of Section 19-9-111,
143 the board of supervisors of any county in the State of
144 Mississippi, in its discretion, by order duly entered on its
145 minutes, may establish economic development districts comprising
146 all of the county, or one or more supervisors districts of the
147 county, or may establish such economic development districts in

148 cooperation with one or more other counties or with municipalities
149 or with other local and private economic development groups. The
150 board of supervisors may do everything within its power to secure
151 and further industrial development of the county or counties or
152 district, to advertise the natural resources and possibilities of
153 the same, and to maintain and support the same.

154 All monies collected for the support and maintenance of such
155 economic development district, in accordance with the tax levy
156 provided in Section 19-9-111, shall be placed in the county
157 treasury to the credit of the county or district economic
158 development fund and shall be expended as other public funds are
159 expended, and in which event the employees of such economic
160 development district shall be employees of the county and
161 considered as such. In addition to such funds provided by
162 taxation, the board of supervisors of such county may accept
163 gifts, gratuities and donations from municipalities in such
164 districts and from any persons, firms or corporations desiring to
165 make such donations. Such appropriation, gift or donation shall
166 also be placed in the county treasury and be expended in the
167 support and maintenance of such district.

168 At the option of such board of supervisors, or boards of
169 supervisors if more than one (1) county is embraced in such
170 economic development district, it may provide for the management
171 of such economic development district by appointing not more than
172 twenty-five (25) nor less than five (5) trustees, or if a

173 multicounty district not more than five (5) trustees per
174 participating county, who shall be qualified electors residing
175 within such economic development district, to manage the affairs
176 of such district, and in which event the funds made available by
177 the county or counties for the support and maintenance of such
178 economic development district may be expended by a majority vote
179 of such trustees so appointed to manage such economic development
180 district. Each trustee who is an officer of the economic
181 development district shall qualify by giving bond, with sufficient
182 surety, to be payable, conditioned and approved as provided by
183 law, in a penalty equal to Fifty Thousand Dollars (\$50,000.00),
184 the premiums on all such surety bonds being paid by such economic
185 development district. If this option is exercised and such
186 districts operated and maintained under this paragraph, then in
187 such event the employees of such economic development district
188 shall not be considered as employees of the county for state
189 retirement or any other purposes.

190 All funds secured and expended under the provisions of this
191 section shall be public funds and the Auditor of Public Accounts
192 of the State of Mississippi shall audit the same as other public
193 funds are now audited.

194 Notwithstanding any provision of this section to the
195 contrary, the board of supervisors of a county having therein an
196 economic development district established under this section or
197 any other law and the governing authorities of any municipality

198 located within the economic development district in such county
199 may enter into a contract providing for the contribution of funds
200 by the municipality or other local and private economic
201 development groups to the economic development district and
202 providing for the appointment by the municipal governing
203 authorities or other local and private economic development groups
204 of a number of trustees, as determined by the parties to the
205 contract, to assist in the management of the district. In like
206 manner, any economic or industrial development foundation or
207 private economic development group may enter into a contract with
208 the board of supervisors of the county or jointly with the board
209 of supervisors of the county and municipal governing authorities
210 providing for the contribution of funds by the economic or
211 industrial development foundation or private economic development
212 group to the economic development district and providing for the
213 appointment by the officials or governing board of the foundation
214 of a number of trustees, as determined by the parties to the
215 contract, to assist in the management of the district.

216 (2) Any economic development district established under this
217 section may, when suitable office space is not otherwise
218 available, purchase and acquire title to real estate within the
219 district and make any improvements thereon to provide the office
220 space it considers necessary for efficient operation of such
221 district. Provided, however, that no contract or agreement for
222 the exclusive listing, sale or representation for sale of publicly

223 owned property shall be entered into by such economic development
224 districts with any real estate broker or brokers.

225 (3) (a) Any economic development district established under
226 this section shall have the authority to acquire by gift, purchase
227 or otherwise, and to own, hold, maintain, control and develop real
228 estate situated within the county or counties comprising such
229 district for the development, use and operation of industrial
230 parks or other industrial development purposes. The district is
231 further authorized and empowered to engage in works of internal
232 improvement therefor including, but not limited to, construction
233 or contracting for the construction of streets, roads, railroads,
234 spur tracks, site improvements, water, sewerage, drainage,
235 pollution control and other related facilities necessary or
236 required for industrial development purposes or the development of
237 industrial park complexes; to acquire, purchase, install, lease,
238 construct, own, hold, equip, control, maintain, use, operate and
239 repair other structures and facilities necessary and convenient
240 for the planning, development, use, operation and maintenance of
241 an industrial park or parks or for other industrial development
242 purposes, including, but not limited to, utility installations,
243 elevators, compressors, warehouses, buildings and air, rail and
244 other transportation terminals and pollution control facilities.

245 (b) Contracts for the construction, improvement,
246 equipping or furnishing of an industrial site and improvements

247 thereon as authorized in this section shall be entered into upon
248 the basis of public bidding under Section 31-7-1 et seq.

249 (4) For the development of such projects, the board of
250 supervisors of any county that establishes an economic development
251 district under this section or that establishes an economic
252 development district in cooperation with one or more other
253 counties, or municipalities or other local and private economic
254 groups, may, upon receipt of a resolution duly adopted by the
255 trustees of such district, issue, secure and manage its bonds in
256 the manner prescribed by Sections 19-9-5, 19-9-7, 19-9-9, 19-9-11,
257 19-9-13, 19-9-15, 19-9-17, 19-9-19, 19-9-21, 19-9-23, 19-9-25 and
258 19-9-29. Such bonds shall be sold in accordance with the
259 provisions of Section 31-19-25. The full faith, credit and
260 resources of the county shall be irrevocably pledged for the
261 payment of the principal of and interest on the bonds issued under
262 this section. Any income derived from the sale or lease of the
263 property authorized to be acquired under this section shall be
264 applied in one or more of the following manners: (a) the
265 retirement of bonds authorized to be issued under this section;
266 (b) further improvement or development of such industrial parks or
267 other related industrial development activities; or (c) payment
268 into the general fund of the county to be used for any lawful
269 purpose. Any amounts so paid into the general fund shall be
270 included in the computation of total receipts and subject to the
271 restrictions of Section 27-39-321. The board of supervisors may

272 covenant with or for the benefit of the registered owners of any
273 bonds issued under this section with respect to the application of
274 any or all of such income and shall, by resolution adopted before
275 or promptly after receipt of any such income, determine, in its
276 discretion subject only to the restrictions set forth above and
277 any covenants made to or for the benefit of any registered owners
278 of bonds issued under this section, the manner in which such
279 income shall be applied.

280 The bonds authorized by this section and the income therefrom
281 shall be exempt from all taxation in the State of Mississippi;
282 however, any lessee or purchaser shall not be exempt from ad
283 valorem taxes on industrial sites and improvements thereon unless
284 otherwise provided by the general laws of this state, and
285 purchases required to establish the project and financed by bond
286 proceeds shall not be exempt from taxation in the State of
287 Mississippi.

288 (5) Economic development districts established under this
289 section are authorized and empowered:

290 (a) To sell, lease, trade, exchange or otherwise
291 dispose of industrial sites or rail lines situated within
292 industrial parks to individuals, firms or corporations, public or
293 private, for industrial and warehouse use upon such terms and
294 conditions, and for such considerations, with such safeguards as
295 will best promote and protect the public interest, convenience and
296 necessity, and to execute deeds, leases, contracts, easements and

297 other legal instruments necessary or convenient therefor. Any
298 industrial lease may be executed by the district upon such terms
299 and conditions and for such monetary rental or other
300 considerations as may be found to be in the best interest of the
301 public, upon an order or resolution being spread upon the minutes
302 of the district authorizing same.

303 (b) To sue and be sued in their own name.

304 (c) To fix and prescribe fees, charges and rates for
305 the use of any water, sewerage, pollution control or other
306 facilities constructed and operated in connection with an
307 industrial park or parks and to collect same from persons, firms
308 and corporations using the same for industrial, warehouse and
309 related purposes and are further empowered to deny or terminate
310 such services for nonpayment of said fees, charges or rates by the
311 users of said services.

312 (d) To employ engineers, attorneys, accountants,
313 consultants, licensed real estate brokers and appraisers, and such
314 executive and administrative personnel as shall be reasonably
315 necessary to carry out the duties and authority authorized by this
316 section with funds available for such purposes. Such districts
317 may also contribute money directly to the development and cost of
318 operation of any industrial development foundation or other
319 private economic development group in the county.

320 (6) Any county board of supervisors authorized to issue
321 bonds under this section is hereby authorized, either separately

322 or jointly with the governing authority of any municipality within
323 the county, to acquire, enlarge, expand, renovate or improve an
324 existing building or buildings located in the county or
325 municipality and to issue bonds for such purpose in the manner
326 provided by this section.

327 (7) Economic development districts established under the
328 provisions of a local and private act enacted before July 1, 1997,
329 are authorized and empowered to employ engineers, attorneys,
330 accountants, consultants, licensed real estate brokers and
331 appraisers, and such executive and administrative personnel as
332 shall be reasonably necessary to carry out the duties and
333 authority authorized by this section, or by such local and private
334 act, with funds available for such purposes.

335 (8) The enumeration of any specific rights and powers
336 contained in this section where followed by general powers shall
337 not be construed in a restrictive sense, but rather in as broad
338 and comprehensive a sense as possible to effectuate the purposes
339 of this section.

340 **SECTION 3.** This act shall take effect and be in force from
341 and after July 1, 2019.

**Further, amend by striking the title in its entirety and
inserting in lieu thereof the following:**

1 AN ACT TO AMEND SECTION 1, CHAPTER 386, LAWS OF 2017, AS
2 AMENDED BY SECTION 3, CHAPTER 449, LAWS OF 2018, TO AUTHORIZE THE
3 MARION COUNTY ECONOMIC DEVELOPMENT DISTRICT TO TRANSFER AND CONVEY
4 WITHOUT COST CERTAIN REAL PROPERTY LOCATED AT COLUMBIA TRAINING

5 SCHOOL IN MARION COUNTY, MISSISSIPPI, TO THE BOARD OF SUPERVISORS
6 OF MARION COUNTY FOR THE PURPOSE OF LAW ENFORCEMENT TRAINING; TO
7 AUTHORIZE CERTAIN EXEMPTIONS REGARDING THE PURPOSES FOR WHICH THE
8 PROPERTY TRANSFERRED AND CONVEYED MAY BE USED; TO BRING FORWARD
9 SECTION 19-5-99, MISSISSIPPI CODE OF 1972, WHICH PROVIDES FOR THE
10 ESTABLISHMENT OF ECONOMIC DEVELOPMENT DISTRICTS; AND FOR RELATED
11 PURPOSES.