

By: Representatives McGee, Byrd, Watson

To: Local and Private  
Legislation

HOUSE BILL NO. 1649

1 AN ACT TO AUTHORIZE THE ESTABLISHMENT OF THE LEAF AND BOUIE  
2 RIVER DEVELOPMENT DISTRICT; TO PROVIDE THAT THE GOVERNING  
3 AUTHORITIES OF THE CITY OF HATTIESBURG, MISSISSIPPI, AND THE  
4 GOVERNING AUTHORITIES OF THE CITY OF PETAL, MISSISSIPPI, AND THE  
5 BOARD OF SUPERVISORS OF FORREST COUNTY, MISSISSIPPI, SHALL  
6 COMPRISE THE DISTRICT; TO PROVIDE THE GEOGRAPHICAL BOUNDARIES OF  
7 THE DISTRICT; TO PROVIDE CERTAIN POWERS AND DUTIES RELATED TO THE  
8 DISTRICT; AND FOR RELATED PURPOSES.

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

10 **SECTION 1.** The words and phrases shall have the following  
11 meanings under this act:

12 (a) "District" means the Leaf and Bouie River  
13 Development District; and

14 (b) "Member authority" means the governing authorities  
15 of the City of Hattiesburg, Mississippi, and the City of Petal,  
16 Mississippi, and the Board of Supervisors of Forrest County,  
17 Mississippi.

18 **SECTION 2.** The governing authorities of the City of  
19 Hattiesburg, Mississippi, and the City of Petal, Mississippi, and  
20 the Board of Supervisors of Forrest County, Mississippi, in their  
21 discretion, may, by order duly entered on their respective minutes



establish the Leaf and Bouie River Development District, also referred to as the "District", for the purpose of providing reinvestment back into the District by allowing for the sharing of collective resources to encourage the redevelopment of the District into an economically visibility destination.

**SECTION 3.** The boundaries of the District are as follows: A part of Sections 33 and 34, Township 5 North, Range 13 West, and a part of Sections 2, 3, 4, 10, 11, and 12, Township 4 North, Range 13 West, all in the County of Forrest, State of Mississippi, more particularly described as:

Beginning at the NW corner of the SW 34 of the NW 34 of Section 33, Township 5 North, Range 13 West; thence run Easterly along the North Line of the S  $\frac{1}{2}$  of the N  $\frac{1}{2}$  of said Section 33, and the North Line of the S  $\frac{1}{2}$  of the N  $\frac{1}{2}$  of Section 34, Township 5 North, Range 13 West to the NE corner of the SE 34 of the NE 34 of said Section 34; thence run Southerly along the East Line of said Section 34 to the NE corner of Section 3, Township 4 North, Range 13 West; thence run Easterly along the North Line of Section 2, Township 4 North, Range 13 West to the East Right-of-Way Line of the Norfolk Southern Railroad; thence run Southwesterly along said East Right-of-Way Line to the: North Line of the NE 34 of the SW 34 of said Section 2; thence run Easterly along to the NE corner of the NW  $\frac{3}{4}$  of said Section 2; thence run Southerly along the East Line of said NW  $\frac{3}{4}$  of the SE 1,4 to



the NW corner of the SE  $\frac{3}{4}$  of the SE  $\frac{3}{4}$  of said Section 2;  
thence run Easterly along the North Line of said SE 1,4 to  
the NE corner of said SE '4 of the SE 34; thence run  
Southerly along the East Line of said SE 34 of the SE  $\frac{3}{4}$  to  
the NW corner of Section 12, Township 4 North, Range 13 West;  
thence run Southerly along the West Line of said Section 12  
to the South Right-of-Way Line of Carterville Road; thence  
run Southeasterly along said South Right-of-Way Line to the  
East Line of the NW  $\frac{3}{4}$  of the NW  $\frac{3}{4}$  of said Section 12;  
thence run Southerly along said East Line to the NE corner of  
the SW  $\frac{3}{4}$  of the NW 34 of said Section 12; thence run  
Southerly along the East Line of said SW  $\frac{3}{4}$  of the NW  $\frac{3}{4}$  to the  
North Line of Parcel Number (PPIN) 28834 on the Western  
boundary Line of Keystone Cove Subdivision; thence run  
westerly along said North Line of said Parcel Number (PPIN)  
28834 to the NW corner of said Parcel; thence run Southerly  
along the West Line of said Parcel to the SW corner of said  
Parcel; thence run Easterly along the South Line of said  
Parcel Number (PPIN) 28834 to the East Line of Parcel Number  
(PPIN) 28844; thence run Southerly and southwesterly along  
said East Line to the East bank of the Leaf River; thence  
run Northwesterly along the said East bank to the North Line  
of the SW 34 of the SW 34 of said Section 12; thence run  
Westerly along said North Line and along the North Line of  
the 5  $\frac{1}{2}$  of the S  $\frac{1}{2}$  of Section '11, Township 4 North, Range 13



72 West to the NW corner of the SE 1/4 of the SW 34 of said  
73 Section, 11; thence run Westerly along said North Line of the  
74 S ½ of the S ½ to the West Right-of-Way Line of Gulfport  
75 Street; thence run Southerly along said West Right-of-Way  
76 Line to the North Right-of-Way Line of Deason Avenue, thence  
77 run Westerly along said North Right-of-Way Line to the West  
78 Right-of-Way Line of McSwain Street; thence run Northerly  
79 along said West Right-of-Way Line to the North Right-of-Way  
80 Line of East Laurel Avenue; thence run Westerly along said  
81 North Right-of-Way Line to the East Right-of-Way Line of the  
82 Canadian National Railroad; thence run Northwesterly along  
83 the said East Right-of-Way Line to the North Right-of- Way  
84 Line of Newman Street; thence run Northeasterly along said  
85 North Right-of-Way Line to the South Line of Section 3,  
86 Township 4 North, Range 13 West; thence run Easterly along  
87 said South Line to the North Right-of-Way Line of East Front  
88 Street; thence run Southwesterly along said North Right-of-  
89 Way Line to the Southwest Right-of-Way Line of Gordon  
90 Street; thence run Northwesterly along said Southwest Right-  
91 of-Way Line: to the North Right-of-Way Line of East 4th  
92 Street; thence run Westerly along said North Right-of-Way  
93 Line to the East Right-of-Way Line of an alley to the North  
94 and also being the West Line of Parcels Numbered (PPIN)  
95 17282, 17283, 17284 and 17285; thence run Northerly along  
96 said East Right-of-Way Line to the North Right-of-Way Line of



97 East 5th Street; thence run easterly along said North  
98 Right-of-Way Line to the SW corner of Parcel Number (PPIN)  
99 15723; thence run Northerly along the West Line of  
100 Parcels Numbered (PPIN) 15723, 15724, and 17290, to the NW  
101 corner of Parcel Number (PPIN) 17290, also being a point on  
102 the South Right-of-Way Line of Short 6th Street; thence run  
103 North to the North Right-of-Way Line of Short 6th Street;  
104 thence run Westerly along said North Right-of-Way Line to the  
105 East Right-of-Way Line of East 6th Street alley; thence run  
106 North along said East Right-of-Way Line to the North Right-  
107 of-Way Line of East 6th Street; thence run Easterly along  
108 said North Right-of-Way Line to the SE corner of Parcel  
109 Number (PPIN) 17323; thence run Northerly along the East  
110 Line of said Parcel 17323 and the East Line of Parcel Number  
111 (PPIN) 17322 to the South Right-of-Way Line of East 7th  
112 Street; thence run North to the North Right-of-Way Line of  
113 East 7th Street; thence run Westerly along said North Right-  
114 of-Way Line to the East Right-of-Way Line of Whitney Street;  
115 thence run Northerly along said East Right-of-Way Line to the  
116 North Right-of-Way Line of East 9th Street; thence run  
117 Westerly along said North Right-of-Way Line to the West  
118 Right-of-Way Line of Gravel Street; thence run Northwesterly  
119 along said West Right-of-Way Line to the NE corner of Parcel  
120 Number (PPIN) 12742; thence run Westerly along the North  
121 North, Range 13 West; thence run Northerly along said West



Line to the NE corner of Parcel Number (PPIN) 25956; thence run Westerly along the North Line of said Parcel to the East Right-of-Way Line of the Canadian National Railroad; thence run Northeasterly along said East Right-of-Way Line to the South Right-of-Way Line of Old Highway 42; thence run Westerly along said South Right-of-Way Line to the West Line of the NW  $\frac{3}{4}$  of the NW  $\frac{3}{4}$  of Section 4, Township 4 North, Range 13 West; thence run Northerly along said West Line to the SW corner of Section 33, Township 5 North, Range 13 West; thence run Northerly along the West Line of said Section 33 back to the Point of Beginning.

**SECTION 4.** (1) (a) The District shall be governed by three (3) delegates from each member authority, which consists of the City of Hattiesburg, the City of Petal and Forrest County, and each of whom shall have one (1) vote. The delegates are as follows:

(i) The Mayor of the City of Hattiesburg, Mississippi, or his designee;

(ii) The Mayor of the City of Petal, Mississippi, or his designee; and

(iii) The Chair of the Board of Supervisors of Forrest County, Mississippi, or his designee.

(b) The delegates prescribed under this section shall make decisions relating to the shared resources collected pursuant to this act from within the boundaries of the District.



147           (2)   (a)   The City of Hattiesburg, the City of Petal and  
148   Forrest County are authorized to receive and expend revenues from  
149   any source, including, but not limited to, private enterprise,  
150   federal and state grants, and those revenues generated within the  
151   District's boundaries.

152                   (b)   Each member authority is authorized, in their  
153   discretion, to use city or county personnel and equipment, as the  
154   case may be, for the furtherance of the District's mission.

155                   (c)   Each member authority is authorized, in their  
156   discretion, to share joint ownership of certain public assets.

157           (3)   (a)   The City of Hattiesburg, the City of Petal, and  
158   Forrest County is authorized, in their discretion, to divert a  
159   minimum of fifteen percent (15%) of ad valorem taxes collected  
160   from within the boundaries of the District with the option of  
161   contributing up to one hundred percent (100%) of ad valorem, sales  
162   tax or other taxes collected from within the boundaries of the  
163   District as determined annually by each member authority.

164                   (b)   Proceeds of the collections from within the  
165   boundaries of the District shall not be considered by each member  
166   authority as general fund revenues, but shall be dedicated solely  
167   for the purpose of the redevelopment of the District. These funds  
168   shall be used for the recreation, infrastructure, planning and  
169   other investments that enhance the economic viability and quality  
170   of life of those areas within the boundaries of the District.



171           **SECTION 5.** This act shall take effect and be in force from  
172 and after its passage.

