

By: Representatives Morgan, Weathersby

To: Public Property

COMMITTEE SUBSTITUTE  
FOR  
HOUSE BILL NO. 1343

1 AN ACT TO AMEND CHAPTER 386, LAWS OF 2017, AS AMENDED BY  
2 SECTION 3, CHAPTER 449, LAWS OF 2018, AS LAST AMENDED BY SECTIONS  
3 1 AND 2, CHAPTER 363, LAWS OF 2019, TO AUTHORIZE THE DEPARTMENT OF  
4 FINANCE AND ADMINISTRATION TO TRANSFER AND CONVEY CERTAIN REAL  
5 PROPERTY LOCATED AT COLUMBIA TRAINING SCHOOL IN MARION COUNTY,  
6 MISSISSIPPI, TO THE MARION COUNTY ECONOMIC DEVELOPMENT DISTRICT;  
7 TO AMEND SECTION 43-27-39, MISSISSIPPI CODE OF 1972, TO CONFORM;  
8 TO BRING FORWARD SECTION 19-5-99, MISSISSIPPI CODE OF 1972, WHICH  
9 PROVIDES FOR THE ESTABLISHMENT OF ECONOMIC DEVELOPMENT DISTRICTS;  
10 AND FOR RELATED PURPOSES.

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

12 **SECTION 1.** Chapter 386, Laws of 2017, as amended by Section  
13 3, Chapter 449, Laws of 2018, as last amended by Sections 1 and 2,  
14 Chapter 363, Laws of 2019, is amended as follows:

15 Section 3. (1) The Department of Finance and Administration  
16 is authorized to transfer and convey to the Marion County Economic  
17 Development District certain real property located at Columbia  
18 Training School in Marion County, Mississippi. The real property  
19 contains approximately 1,148.92 acres, more or less, and is more  
20 particularly described as follows:

21 **Parcel 1 Description:**



22 Commencing at a found iron pin at the Northwest Corner  
23 of Section 15, Township 4 North, Range 18 West, thence  
24 South 88 degrees 44 minutes 13 seconds East a distance  
25 of 1,320.20 feet to the NE corner of the NW  $\frac{1}{4}$  of the of  
26 the NW  $\frac{1}{4}$  of Section 15, Township 4 North, Range 18 West  
27 and the point beginning, thence South 88 degrees 44  
28 minutes 13 seconds East a distance of 4,066.30 feet to  
29 the NE corner of Section 15, Township 4 North, Range 18  
30 West, thence South 00 degrees 05 minutes 56 seconds West  
31 a distance of 242.83 feet along the East line of Section  
32 15, Township 4 North, Range 18 West, thence South 47  
33 degrees 12 minutes 45 seconds West a distance of  
34 4,789.95 feet along the north boundary of the  
35 Columbia-Marion County Airport Authority property,  
36 thence South 44 degrees 56 minutes 53 seconds West a  
37 distance of 761.75 feet along the north boundary of the  
38 Columbia-Marion County Airport Authority property to the  
39 center of the SW  $\frac{1}{4}$  of Section 15, Township 4 North,  
40 Range 18 West, thence North 00 degrees 09 minutes 35  
41 seconds East a distance of 4,125.33 feet to the NE  
42 corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 15, Township 4  
43 North, Range 18 West back to an iron pin and the point  
44 of beginning, Said parcel containing 202.11 acres, more  
45 or less.

46 **Parcel 2 Description:**



47 Commencing at a found pine stake at the Southeast Corner  
48 of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 27, Township 4 North,  
49 Range 18 West, thence North 00 degrees 05 minutes 56  
50 seconds East a distance of 6,028.64 feet to a point on  
51 the East line of Section 22, Township 4 North, Range 18  
52 West to the point beginning, thence South 89 degrees 44  
53 minutes 33 seconds West a distance of 4,068.43 feet to  
54 the SE corner of the N  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the of the NW  $\frac{1}{4}$   
55 of Section 22, Township 4 North, Range 18 West, thence  
56 North 00 degrees 49 minutes 42 seconds East a distance  
57 of 1,648.69 feet to the South boundary of  
58 Columbia-Marion County Airport Authority Property,  
59 thence North 62 degrees 00 minutes 33 seconds East a  
60 distance of 181.98 feet along the South boundary of the  
61 Columbia-Marion County Airport Authority Property,  
62 thence North 62 degrees 00 minutes 33 seconds East a  
63 distance of 1,448.60 feet along the South boundary of  
64 the Columbia-Marion County Airport Authority Property,  
65 thence North 59 degrees 44 minutes 40 seconds East a  
66 distance of 3,023.35 feet along the South boundary of  
67 the Columbia-Marion County Airport Authority Property to  
68 a point on the East line of Section 15, Township 4  
69 North, Range 18 West, thence South 00 degrees 05 minutes  
70 56 seconds West a distance of 3,918.86 feet to a point  
71 on the east line of Section 22, Township 4 North, Range



72 18 West back to the point of beginning, Said parcel  
73 containing 256.81 acres, more or less.

74 **Parcel 3 Description:**

75 Beginning at a found pine stake at the Southeast Corner  
76 of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 27, Township 4 North,  
77 Range 18 West, thence North 89 degrees 42 minutes 39  
78 seconds West a distance of 1,323.60 feet to the NW  
79 corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 27, Township 4  
80 North, Range 18 West, thence South 00 degrees 23 minutes  
81 21 seconds West a distance of 1,320.0 feet to the SW  
82 corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 27, Township 4  
83 North, Range 18 West, thence South 89 degrees 42 minutes  
84 39 seconds East a distance of 662.10 feet to the NE  
85 corner of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 27,  
86 Township 4 North, Range 18 West, thence South 00 degrees  
87 23 minutes 21 seconds West a distance of 1,320.0 feet to  
88 the SE corner of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of  
89 Section 27, Township 4 North, Range 18 West, thence  
90 South 89 degrees 42 minutes 37 seconds East a distance  
91 of 662.50 feet to the SE corner of Section 27, Township  
92 4 North, Range 18 West, thence South 00 degrees 23  
93 minutes 21 seconds West a distance of 114.57 feet to a  
94 point on the north right of way line of Old Highway 44,  
95 thence South 84 degrees 05 minutes 37 seconds West a  
96 distance of 2,278.91 feet along said north right of way,



97           thence South 82 degrees 30 minutes 32 seconds West a  
98           distance of 1,164.47 feet along said north right of way,  
99           thence South 73 degrees 56 minutes 48 seconds West a  
100          distance of 1,400.42 feet along said north right of way,  
101          thence South 64 degrees 06 minutes 42 seconds West a  
102          distance of 277.68 feet along said north right of way,  
103          thence South 38 degrees 11 minutes 49 seconds West a  
104          distance of 240.36 feet along said north right of way,  
105          thence South 38 degrees 11 minutes 49 seconds West a  
106          distance of 69.88 feet along said north right of way to  
107          the north line of the S  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 34,  
108          Township 4 North, Range 18 West, thence South 89 degrees  
109          45 minutes 36 seconds West a distance of 127.05 feet to  
110          the NW corner of the S  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 34,  
111          Township 4 North, Range 18 West, thence North 00 degrees  
112          04 minutes 10 seconds West a distance of 3,929.52 feet  
113          to the NW corner of the SW  $\frac{1}{4}$  of Section 27, Township 4  
114          North, Range 18 West, thence North 89 degrees 49 minutes  
115          47 seconds West a distance of 1,294.10 feet to the NE  
116          corner NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 28, Township 4 North,  
117          Range 18 West, thence North 00 degrees 16 minutes 38  
118          seconds West a distance of 2,649.20 feet to the NE  
119          corner of the W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 28, Township 4  
120          North, Range 18 West. thence East a distance of 265.82  
121          feet to the west right of way line of Airport Road,



122           thence along said west right of way line as follows:  
123           thence South 42 degrees 05 minutes 14 seconds East a  
124           distance of 107.03 feet, thence South 27 degrees 31  
125           minutes 10 seconds East a distance of 185.56 feet,  
126           thence South 21 degrees 40 minutes 56 seconds East a  
127           distance of 1,482.37 feet, thence North 43 degrees 56  
128           minutes 03 seconds East a distance of 497.83 feet  
129           crossing Airport Road and running along the south  
130           boundary of Marion County Economic Development District  
131           property, thence continuing along said south boundary  
132           North 43 degrees 58 minutes 36 seconds East a distance  
133           of 1,761.55 feet to the north line of Section 27  
134           Township 4 North, Range 18 West. thence run East a  
135           distance of 4,097.68 feet to the NE corner of Section  
136           27, Township 4 North, Range 18 East, thence South 00  
137           degrees 05 minutes 56 seconds West a distance of  
138           2,684.70 feet along the east line of Section 27,  
139           Township 4 North, Range 18 West back to the point of  
140           beginning said parcel containing 690.0 acres, more or  
141           less.

142           (2) The State of Mississippi shall retain any mineral rights  
143           to the property transferred and conveyed under subsection (1) of  
144           this section. The Department of Finance and Administration shall  
145           have the authority to correct any discrepancies in the property  
146           descriptions provided in subsection (1) of this section.



147           (3) The parcels of property conveyed under this section must  
148 be conveyed to the Marion County Economic Development District  
149 without any assumption of liability or financial responsibility by  
150 the State of Mississippi for any known or unknown environmental  
151 defects contained thereon. Upon receipt of the deed of title to  
152 the property, the Marion County Economic Development District  
153 shall indemnify the State of Mississippi for any damage, injury or  
154 loss.

155           **SECTION 2.** Section 43-27-39, Mississippi Code of 1972, is  
156 amended as follows:

157           43-27-39. (1) The purpose of this section is to ensure that  
158 Mississippi's juvenile justice system is cost-efficient and  
159 effective at reducing juvenile crime and to create a continuum of  
160 options for Mississippi's youth court judges so that they are  
161 better equipped to protect our communities and to care for our  
162 children.

163           (2) The Columbia Training School shall no longer operate as  
164 a secure training school for juvenile delinquents. All youth,  
165 both male and female, committed to the custody of the Department  
166 of Human Services and adjudicated to training school shall be  
167 housed at the Oakley Youth Development Center. The Oakley Youth  
168 Development Center shall provide gender-specific treatment for  
169 youth who are adjudicated delinquent.

170           (3) Any portion of Columbia Training School property and  
171 facilities described in Section 1 of Chapter 553, Laws of 2012,



172 may be conveyed or transferred to the Board of Supervisors of  
173 Marion County, Mississippi.

174 (4) Any portion of Columbia Training School property and  
175 facilities described in Section 2 of Chapter 386, Laws of 2017,  
176 may be conveyed or transferred to the Marion County Economic  
177 Development District for the purposes prescribed under that  
178 section.

179 (5) Any portion of Columbia Training School property and  
180 facilities described in Section 1 of this act may be conveyed or  
181 transferred to the Marion County Economic Development District.

182 **SECTION 3.** Section 19-5-99, Mississippi Code of 1972, is  
183 brought forward as follows:

184 19-5-99. (1) Subject to the provisions of Section 19-9-111,  
185 the board of supervisors of any county in the State of  
186 Mississippi, in its discretion, by order duly entered on its  
187 minutes, may establish economic development districts comprising  
188 all of the county, or one or more supervisors districts of the  
189 county, or may establish such economic development districts in  
190 cooperation with one or more other counties or with municipalities  
191 or with other local and private economic development groups. The  
192 board of supervisors may do everything within its power to secure  
193 and further industrial development of the county or counties or  
194 district, to advertise the natural resources and possibilities of  
195 the same, and to maintain and support the same.





196 All monies collected for the support and maintenance of such  
197 economic development district, in accordance with the tax levy  
198 provided in Section 19-9-111, shall be placed in the county  
199 treasury to the credit of the county or district economic  
200 development fund and shall be expended as other public funds are  
201 expended, and in which event the employees of such economic  
202 development district shall be employees of the county and  
203 considered as such. In addition to such funds provided by  
204 taxation, the board of supervisors of such county may accept  
205 gifts, gratuities and donations from municipalities in such  
206 districts and from any persons, firms or corporations desiring to  
207 make such donations. Such appropriation, gift or donation shall  
208 also be placed in the county treasury and be expended in the  
209 support and maintenance of such district.

210 At the option of such board of supervisors, or boards of  
211 supervisors if more than one (1) county is embraced in such  
212 economic development district, it may provide for the management  
213 of such economic development district by appointing not more than  
214 twenty-five (25) nor less than five (5) trustees, or if a  
215 multicounty district not more than five (5) trustees per  
216 participating county, who shall be qualified electors residing  
217 within such economic development district, to manage the affairs  
218 of such district, and in which event the funds made available by  
219 the county or counties for the support and maintenance of such  
220 economic development district may be expended by a majority vote



221 of such trustees so appointed to manage such economic development  
222 district. Each trustee who is an officer of the economic  
223 development district shall qualify by giving bond, with sufficient  
224 surety, to be payable, conditioned and approved as provided by  
225 law, in a penalty equal to Fifty Thousand Dollars (\$50,000.00),  
226 the premiums on all such surety bonds being paid by such economic  
227 development district. If this option is exercised and such  
228 districts operated and maintained under this paragraph, then in  
229 such event the employees of such economic development district  
230 shall not be considered as employees of the county for state  
231 retirement or any other purposes.

232 All funds secured and expended under the provisions of this  
233 section shall be public funds and the Auditor of Public Accounts  
234 of the State of Mississippi shall audit the same as other public  
235 funds are now audited.

236 Notwithstanding any provision of this section to the  
237 contrary, the board of supervisors of a county having therein an  
238 economic development district established under this section or  
239 any other law and the governing authorities of any municipality  
240 located within the economic development district in such county  
241 may enter into a contract providing for the contribution of funds  
242 by the municipality or other local and private economic  
243 development groups to the economic development district and  
244 providing for the appointment by the municipal governing  
245 authorities or other local and private economic development groups



246 of a number of trustees, as determined by the parties to the  
247 contract, to assist in the management of the district. In like  
248 manner, any economic or industrial development foundation or  
249 private economic development group may enter into a contract with  
250 the board of supervisors of the county or jointly with the board  
251 of supervisors of the county and municipal governing authorities  
252 providing for the contribution of funds by the economic or  
253 industrial development foundation or private economic development  
254 group to the economic development district and providing for the  
255 appointment by the officials or governing board of the foundation  
256 of a number of trustees, as determined by the parties to the  
257 contract, to assist in the management of the district.

258 (2) Any economic development district established under this  
259 section may, when suitable office space is not otherwise  
260 available, purchase and acquire title to real estate within the  
261 district and make any improvements thereon to provide the office  
262 space it considers necessary for efficient operation of such  
263 district. Provided, however, that no contract or agreement for  
264 the exclusive listing, sale or representation for sale of publicly  
265 owned property shall be entered into by such economic development  
266 districts with any real estate broker or brokers.

267 (3) (a) Any economic development district established under  
268 this section shall have the authority to acquire by gift, purchase  
269 or otherwise, and to own, hold, maintain, control and develop real  
270 estate situated within the county or counties comprising such



271 district for the development, use and operation of industrial  
272 parks or other industrial development purposes. The district is  
273 further authorized and empowered to engage in works of internal  
274 improvement therefor including, but not limited to, construction  
275 or contracting for the construction of streets, roads, railroads,  
276 spur tracks, site improvements, water, sewerage, drainage,  
277 pollution control and other related facilities necessary or  
278 required for industrial development purposes or the development of  
279 industrial park complexes; to acquire, purchase, install, lease,  
280 construct, own, hold, equip, control, maintain, use, operate and  
281 repair other structures and facilities necessary and convenient  
282 for the planning, development, use, operation and maintenance of  
283 an industrial park or parks or for other industrial development  
284 purposes, including, but not limited to, utility installations,  
285 elevators, compressors, warehouses, buildings and air, rail and  
286 other transportation terminals and pollution control facilities.

287 (b) Contracts for the construction, improvement,  
288 equipping or furnishing of an industrial site and improvements  
289 thereon as authorized in this section shall be entered into upon  
290 the basis of public bidding under Section 31-7-1 et seq.

291 (4) For the development of such projects, the board of  
292 supervisors of any county that establishes an economic development  
293 district under this section or that establishes an economic  
294 development district in cooperation with one or more other  
295 counties, or municipalities or other local and private economic



296 groups, may, upon receipt of a resolution duly adopted by the  
297 trustees of such district, issue, secure and manage its bonds in  
298 the manner prescribed by Sections 19-9-5, 19-9-7, 19-9-9, 19-9-11,  
299 19-9-13, 19-9-15, 19-9-17, 19-9-19, 19-9-21, 19-9-23, 19-9-25 and  
300 19-9-29. Such bonds shall be sold in accordance with the  
301 provisions of Section 31-19-25. The full faith, credit and  
302 resources of the county shall be irrevocably pledged for the  
303 payment of the principal of and interest on the bonds issued under  
304 this section. Any income derived from the sale or lease of the  
305 property authorized to be acquired under this section shall be  
306 applied in one or more of the following manners: (a) the  
307 retirement of bonds authorized to be issued under this section;  
308 (b) further improvement or development of such industrial parks or  
309 other related industrial development activities; or (c) payment  
310 into the general fund of the county to be used for any lawful  
311 purpose. Any amounts so paid into the general fund shall be  
312 included in the computation of total receipts and subject to the  
313 restrictions of Section 27-39-321. The board of supervisors may  
314 covenant with or for the benefit of the registered owners of any  
315 bonds issued under this section with respect to the application of  
316 any or all of such income and shall, by resolution adopted before  
317 or promptly after receipt of any such income, determine, in its  
318 discretion subject only to the restrictions set forth above and  
319 any covenants made to or for the benefit of any registered owners



320 of bonds issued under this section, the manner in which such  
321 income shall be applied.

322 The bonds authorized by this section and the income therefrom  
323 shall be exempt from all taxation in the State of Mississippi;  
324 however, any lessee or purchaser shall not be exempt from ad  
325 valorem taxes on industrial sites and improvements thereon unless  
326 otherwise provided by the general laws of this state, and  
327 purchases required to establish the project and financed by bond  
328 proceeds shall not be exempt from taxation in the State of  
329 Mississippi.

330 (5) Economic development districts established under this  
331 section are authorized and empowered:

332 (a) To sell, lease, trade, exchange or otherwise  
333 dispose of industrial sites or rail lines situated within  
334 industrial parks to individuals, firms or corporations, public or  
335 private, for industrial and warehouse use upon such terms and  
336 conditions, and for such considerations, with such safeguards as  
337 will best promote and protect the public interest, convenience and  
338 necessity, and to execute deeds, leases, contracts, easements and  
339 other legal instruments necessary or convenient therefor. Any  
340 industrial lease may be executed by the district upon such terms  
341 and conditions and for such monetary rental or other  
342 considerations as may be found to be in the best interest of the  
343 public, upon an order or resolution being spread upon the minutes  
344 of the district authorizing same.



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

346 (c) To fix and prescribe fees, charges and rates for  
347 the use of any water, sewerage, pollution control or other  
348 facilities constructed and operated in connection with an  
349 industrial park or parks and to collect same from persons, firms  
350 and corporations using the same for industrial, warehouse and  
351 related purposes and are further empowered to deny or terminate  
352 such services for nonpayment of said fees, charges or rates by the  
353 users of said services.

354 (d) To employ engineers, attorneys, accountants,  
355 consultants, licensed real estate brokers and appraisers, and such  
356 executive and administrative personnel as shall be reasonably  
357 necessary to carry out the duties and authority authorized by this  
358 section with funds available for such purposes. Such districts  
359 may also contribute money directly to the development and cost of  
360 operation of any industrial development foundation or other  
361 private economic development group in the county.

362 (6) Any county board of supervisors authorized to issue  
363 bonds under this section is hereby authorized, either separately  
364 or jointly with the governing authority of any municipality within  
365 the county, to acquire, enlarge, expand, renovate or improve an  
366 existing building or buildings located in the county or  
367 municipality and to issue bonds for such purpose in the manner  
368 provided by this section.



369           (7) Economic development districts established under the  
370 provisions of a local and private act enacted before July 1, 1997,  
371 are authorized and empowered to employ engineers, attorneys,  
372 accountants, consultants, licensed real estate brokers and  
373 appraisers, and such executive and administrative personnel as  
374 shall be reasonably necessary to carry out the duties and  
375 authority authorized by this section, or by such local and private  
376 act, with funds available for such purposes.

377           (8) The enumeration of any specific rights and powers  
378 contained in this section where followed by general powers shall  
379 not be construed in a restrictive sense, but rather in as broad  
380 and comprehensive a sense as possible to effectuate the purposes  
381 of this section.

382           **SECTION 4.** This act shall take effect and be in force from  
383 and after its passage.

