

By: Senator(s) Horhn, Norwood, Frazier,
Blount, Butler (36th), Butler (38th), Thomas,
Jackson (11th), Jordan

To: Universities and
Colleges; Appropriations

COMMITTEE SUBSTITUTE
FOR
SENATE BILL NO. 2893

1 AN ACT TO AUTHORIZE JACKSON STATE UNIVERSITY TO ENTER INTO A
2 GROUND LEASE, SALE, MANAGEMENT OR MAINTENANCE AGREEMENTS WITH A
3 PRIVATE ENTITY RELATED TO THE DEVELOPMENT OF LAND OWNED BY THE
4 UNIVERSITY'S FOUNDATION; AND FOR RELATED PURPOSES.

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

6 **SECTION 1.** (1) Jackson State University, with the approval
7 of the Board of Trustees of State Institutions of Higher Learning,
8 is authorized to enter into a ground lease, management and
9 maintenance agreement, or an agreement to lease or sell part of
10 its real property owned by the University's foundation, to a
11 private entity, its successors and assigns, related to the
12 ownership, leasing, renovating development, construction,
13 furnishing, maintenance and equipping of facilities by the private
14 entity for the housing of Jackson State University students,
15 faculty, staff and visitors within such facilities and/or other
16 commercial development on property located within and outside the
17 campus of Jackson State University in the City of Jackson, Hinds
18 County, Mississippi. Any ground lease, management and maintenance
19 agreement authorized under this act shall not exceed a term of



20 forty (40) years. The properties that shall be subject to an
 21 agreement authorized under this act are, more particularly
 22 described as follows:

23	Parcel No.	Owner	Location	Legal Description
24	143-43	Jackson State	West Pascagoula	BEG IN E 1/2 LOT 9
25		Univ Dev	Street	CLIFTON EST SY BEG
26		Foundation		INT S/L PASCAGOULA
27				ST & W/L CLIFTON
28				ST W 665.8 FT TO POB
29				W 34 FT S 131.5 FT
30				SW/LY 4.4 FT S 38.9
31				FT E 32 FT NE/LY 35
32				FT N 38.5 FT E
33	143-43-1	Jackson State	West Pascagoula	4 FT N 93 FT TO POB
34		Univ Dev	Street	PT LOT 9 CLIFTON EST
35		Foundation		SY 60.33 FT S/S PEARL
36				ST X 210 FT N & S BEG
37				202.17 FT W OF NE COR
38				LOT 19 IN LOG 19
39	144-112	Jackson State	824 Canal	ALL LOT 33 & PT LOT
40		Univ Dev	Street	34 BLK C BEARDS RE SY
41		Foundation		BEG SW COR LOT 35 BLK
42				C BEARDS RESY N 84 FT
43				E 71.2 FT S 81.9 FT W
44				69.3 FT TO POB BEING



45	144-112-1	Jackson State	834 Canal	ALL LOT 35 & PT LOT
46		Univ Dev	Street	34 BLK C BEARDS
47		Foundation		RE SY
48	144-120	Jackson State		LOT 9 BLK D
49		University		BEARDS RE SY
50		Development		
51		Holdings LLC		
52	144-20	Jackson State	803 West	LOT 1 BLK 17 OLIN
53		Univ Dev	Pearl	SURVEY LESS 5 FT OFF
54		Foundation	Street	W/SIDE 44 FT E/S LOT
55				2 & 5 FT OFF W/SIDE
56				LOT 1 BLK
57	144-21	Jackson State	West Pearl	17 OLIN SURVEY
58		Univ Dev	Street	BEG NW COR LOT 2 BLK
59		Foundation		17 OLIN SY E 56 FT S
60				104.5 FT W 56 FT N
61				104.5 FT TO POB PT
62				LOT 2 BLK
63	144-22-1	Jackson State	815 West	17 OLIN SY
64		Univ Dev	Pearl	BEG NW COR BLK 17
65		Foundation	Street	OLIN SY E 135.6 FT S
66				104.6 FT E 67.9 FT S
67				104.5 FT W 124 FT N
68				139.4 FT W 13.8 FT N
69				10 FT W 71.3 FT N 60



70				FT TO POB PT LOT 4 &
71				PT LOT 3 BLK 17
72				OLIN SY
73	144-23-1	Jackson State	821 West	LOT 3 BLK 17 OLIN SY
74		Univ Dev	Pearl	BEG 119.6 FT S INT
75		Foundation	Street	E/L POINDEXTER ST &
76				S/L PEARL ST E 85 FT
77				S 41.6 FT W 85 FT N
78				41.6 FT
79	144-23-2	Jackson State	514 Poindexter	TO POB PT LOT 4 BLK
80		Univ Dev	Street	17 OLIN SY BEG 60 FT
81		Foundation		S NW COR BLK 17 OLIN
82				SY E 71.3 FT S 10 FT
83				E 13.8 FT S 50 FT W
84				85 FT N 59.6 FT
85	144-23-3	Jackson State	508 Poindexter	TO POB PT LOT 4 BLK
86		Univ Dev	Street	17 OLIN SY BEG SW COR
87		Foundation		LOT 4 OLIN SY N 47.8
88				FT E 85 FT S
89	144-25	Jackson State	827 Deterly	100 FT S END W 1/2
90		Univ Dev	Alley	LOT 6 BLK 17 OLIN
91		Foundation		SURVEY
92	144-27	Jackson State	826 West	BLK 17 OLIN SY 40
93		Univ Dev	Pascagoula	FT E & W X 90 FT N &
94		Foundation	Street	S BEG 15 FT W OF NE



95	144-28-1	Jackson State	821 Dudleys	COR LOT 7 BLK 17 OLIN
96		Univ Dev	Alley	SURVEY 48 FT E & W X
97		Foundation		94 FT N & S MID PT S
98				1/2 LOT 7
99	144-30	Jackson State	Dudleys	SURVEY 50 FT E & W X
100		Univ Dev	Alley	100 FT N & S IN SE
101		Foundation		COR LOT 8
102	144-36	Jackson State	719 West	62.2 FT E/S LOT 3
103		Univ Dev	Pearl	BLK 18 OLIN
104		Foundation	Street	SURVEY
105	144-38	Jackson State	West Pearl	LOT 4 BLK 18
106		Univ Dev	Street	OLIN
107		Foundation		SURVEY
108	144-39	Jackson State	West	E 1/2 LOT 6 BLK 18
109		Univ Dev	Pascagoula	OLIN SURVEY W 1/2
110		Foundation	Street	LOT 6 LESS 60 FT S
111				END BLK 18 OLIN SY
112	144-42-10	Jackson State	West	40.5 FT W/S LOT 9
113		Univ Dev	Pascagoula	BLK B CHAPMAN SMYLIE
114		Foundation	Street	SUBN LOT 10 BLK B
115				CHAPMAN SMYLIE SUBN
116				LESS TO ST
117	144-42-2	Jackson State	Minerva	20.4 FT S/S PEARL ST
118		Univ Dev	Street	X 53 ST N & S IN
119		Foundation		NW COR



120	144-42-5	Jackson State	Minerva	LOT 5 BLK B CHAPMAN
121		Univ Dev	Street	SMYLIE SUB LESS
122		Foundation		TO ST
123	144-42-8	Jackson State	426 Olin	48 FT S/S LOT 8 BLK B
124		Univ Dev	Street	CHAPMAN SMYLIE SUBN
125		Foundation		28 FT N/S LOT 8 BLK
126				B CHAPMAN SMYLIE SUBN
127	144-42-9	Jackson State	Olin	LOT 2 & 10 FT E & W
128		Univ Dev	Street	X 43.25 FT N & S E
129		Foundation		OF & ADJ THIS LOT IN
130				LOT 5 BLK A BEARDS
131				RE SY

132 (2) The ownership of all property and any improvements
133 and/or facilities thereon which are the subject of any management
134 and maintenance agreement, lease agreement or other type of
135 contract authorized in this act, if not already owned by Jackson
136 State University, shall be transferred without cost to Jackson
137 State University from the private entity at the conclusion of such
138 agreement or other contract. The State of Mississippi shall
139 retain all mineral rights to the real property leased and/or sold
140 under this section. The Department of Finance and Administration
141 is authorized to correct any discrepancies in the property
142 descriptions provided in this section.

143 **SECTION 2.** This act shall take effect and be in force from
144 and after July 1, 2022.

