

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

To: Universities and
Colleges; Appropriations

SENATE BILL NO. 2893
(As Sent to Governor)

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 OR TO BE
4 OWNED BY THE UNIVERSITY; 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, or property which will have been acquired by
11 Jackson State University from the Jackson State University
12 Development Foundation, to a private entity, its successors and
13 assigns, related to the ownership, leasing, renovating
14 development, construction, furnishing, maintenance and equipping
15 of facilities by the private entity for the housing of Jackson
16 State University students, faculty, staff and visitors within such
17 facilities and/or other commercial development on property located
18 within and outside the current campus of Jackson State University
19 in the City of Jackson, Hinds County, Mississippi. Any ground



20 lease, management and maintenance agreement authorized under this
 21 act shall not exceed a term of forty (40) years. The properties
 22 that shall be subject to an agreement authorized under this act
 23 are more particularly described as follows:

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



45				69.3 FT TO POB BEING
46	144-112-1	Jackson State	834 Canal	ALL LOT 35 & PT LOT
47		Univ Dev	Street	34 BLK C BEARDS
48		Foundation		RE SY
49	144-120	Jackson State		LOT 9 BLK D
50		University		BEARDS RE SY
51		Development		
52		Holdings LLC		
53	144-20	Jackson State	803 West	LOT 1 BLK 17 OLIN
54		Univ Dev	Pearl	SURVEY LESS 5 FT OFF
55		Foundation	Street	W/SIDE 44 FT E/S LOT
56				2 & 5 FT OFF W/SIDE
57				LOT 1 BLK
58	144-21	Jackson State	West Pearl	17 OLIN SURVEY
59		Univ Dev	Street	BEG NW COR LOT 2 BLK
60		Foundation		17 OLIN SY E 56 FT S
61				104.5 FT W 56 FT N
62				104.5 FT TO POB PT
63				LOT 2 BLK
64	144-22-1	Jackson State	815 West	17 OLIN SY
65		Univ Dev	Pearl	BEG NW COR BLK 17
66		Foundation	Street	OLIN SY E 135.6 FT S
67				104.6 FT E 67.9 FT S
68				104.5 FT W 124 FT N
69				139.4 FT W 13.8 FT N



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



95		Foundation	Street	S BEG 15 FT W OF NE
96	144-28-1	Jackson State	821 Dudleys	COR LOT 7 BLK 17 OLIN
97		Univ Dev	Alley	SURVEY 48 FT E & W X
98		Foundation		94 FT N & S MID PT S
99				1/2 LOT 7
100	144-30	Jackson State	Dudleys	SURVEY 50 FT E & W X
101		Univ Dev	Alley	100 FT N & S IN SE
102		Foundation		COR LOT 8
103	144-36	Jackson State	719 West	62.2 FT E/S LOT 3
104		Univ Dev	Pearl	BLK 18 OLIN
105		Foundation	Street	SURVEY
106	144-38	Jackson State	West Pearl	LOT 4 BLK 18
107		Univ Dev	Street	OLIN
108		Foundation		SURVEY
109	144-39	Jackson State	West	E 1/2 LOT 6 BLK 18
110		Univ Dev	Pascagoula	OLIN SURVEY W 1/2
111		Foundation	Street	LOT 6 LESS 60 FT S
112				END BLK 18 OLIN SY
113	144-42-10	Jackson State	West	40.5 FT W/S LOT 9
114		Univ Dev	Pascagoula	BLK B CHAPMAN SMYLIE
115		Foundation	Street	SUBN LOT 10 BLK B
116				CHAPMAN SMYLIE SUBN
117				LESS TO ST
118	144-42-2	Jackson State	Minerva	20.4 FT S/S PEARL ST
119		Univ Dev	Street	X 53 ST N & S IN



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

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



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

