

**Adopted
COMMITTEE AMENDMENT NO 1 PROPOSED TO**

House Bill No. 1343

BY: Committee

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

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:**



Commencing at a found iron pin at the Northwest Corner of Section 15, Township 4 North, Range 18 West, thence South 88 degrees 44 minutes 13 seconds East a distance of 1,320.20 feet to the NE corner of the NW $\frac{1}{4}$ of the of the NW $\frac{1}{4}$ of Section 15, Township 4 North, Range 18 West and the point beginning, thence South 88 degrees 44 minutes 13 seconds East a distance of 4,066.30 feet to the NE corner of Section 15, Township 4 North, Range 18 West, thence South 00 degrees 05 minutes 56 seconds West a distance of 242.83 feet along the East line of Section 15, Township 4 North, Range 18 West, thence South 47 degrees 12 minutes 45 seconds West a distance of 4,789.95 feet along the north boundary of the Columbia-Marion County Airport Authority property, thence South 44 degrees 56 minutes 53 seconds West a distance of 761.75 feet along the north boundary of the Columbia-Marion County Airport Authority property to the center of the SW $\frac{1}{4}$ of Section 15, Township 4 North, Range 18 West, thence North 00 degrees 09 minutes 35 seconds East a distance of 4,125.33 feet to the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 4 North, Range 18 West back to an iron pin and the point of beginning, Said parcel containing 202.11 acres, more or less.

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



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

Parcel 3 Description:

Beginning at a found pine stake at the Southeast Corner
of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 4 North,
Range 18 West, thence North 89 degrees 42 minutes 39
seconds West a distance of 1,323.60 feet to the NW
corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 4
North, Range 18 West, thence South 00 degrees 23 minutes
21 seconds West a distance of 1,320.0 feet to the SW
corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 4
North, Range 18 West, thence South 89 degrees 42 minutes
39 seconds East a distance of 662.10 feet to the NE
corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27,
Township 4 North, Range 18 West, thence South 00 degrees
23 minutes 21 seconds West a distance of 1,320.0 feet to
the SE corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of
Section 27, Township 4 North, Range 18 West, thence
South 89 degrees 42 minutes 37 seconds East a distance
of 662.50 feet to the SE corner of Section 27, Township
4 North, Range 18 West, thence South 00 degrees 23
minutes 21 seconds West a distance of 114.57 feet to a
point on the north right of way line of Old Highway 44,
thence South 84 degrees 05 minutes 37 seconds West a
distance of 2,278.91 feet along said north right of way,



thence South 82 degrees 30 minutes 32 seconds West a
distance of 1,164.47 feet along said north right of way,
thence South 73 degrees 56 minutes 48 seconds West a
distance of 1,400.42 feet along said north right of way,
thence South 64 degrees 06 minutes 42 seconds West a
distance of 277.68 feet along said north right of way,
thence South 38 degrees 11 minutes 49 seconds West a
distance of 240.36 feet along said north right of way,
thence South 38 degrees 11 minutes 49 seconds West a
distance of 69.88 feet along said north right of way to
the north line of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 34,
Township 4 North, Range 18 West, thence South 89 degrees
45 minutes 36 seconds West a distance of 127.05 feet to
the NW corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 34,
Township 4 North, Range 18 West, thence North 00 degrees
04 minutes 10 seconds West a distance of 3,929.52 feet
to the NW corner of the SW $\frac{1}{4}$ of Section 27, Township 4
North, Range 18 West, thence North 89 degrees 49 minutes
47 seconds West a distance of 1,294.10 feet to the NE
corner NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 4 North,
Range 18 West, thence North 00 degrees 16 minutes 38
seconds West a distance of 2,649.20 feet to the NE
corner of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 28, Township 4
North, Range 18 West. thence East a distance of 265.82
feet to the west right of way line of Airport Road,



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

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



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

(4) Upon sale or conveyance of the parcels of property conveyed hereunder, the Marion County Economic Development District shall first be reimbursed for out-of-pocket expenses for development of the parcels of property for water, sewer, roads, bridges, and electrical, and any remaining funds from the sale or conveyance shall be divided equally between the Marion County Economic Development District and the state.

(5) The parcels of property conveyed hereunder shall be sold for not less than the fair market value as determined by the average of at least two (2) appraisals by qualified appraisers, one (1) of which shall be selected by the Department of Finance and Administration and both of whom shall be certified and licensed by the Mississippi Real Estate Appraiser Licensing and Certification Board.

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



171 43-27-39. (1) The purpose of this section is to ensure that
172 Mississippi's juvenile justice system is cost-efficient and
173 effective at reducing juvenile crime and to create a continuum of
174 options for Mississippi's youth court judges so that they are
175 better equipped to protect our communities and to care for our
176 children.

177 (2) The Columbia Training School shall no longer operate as
178 a secure training school for juvenile delinquents. All youth,
179 both male and female, committed to the custody of the Department
180 of Human Services and adjudicated to training school shall be
181 housed at the Oakley Youth Development Center. The Oakley Youth
182 Development Center shall provide gender-specific treatment for
183 youth who are adjudicated delinquent.

184 (3) Any portion of Columbia Training School property and
185 facilities described in Section 1 of Chapter 553, Laws of 2012,
186 may be conveyed or transferred to the Board of Supervisors of
187 Marion County, Mississippi.

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

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



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

198 19-5-99. (1) Subject to the provisions of Section 19-9-111,
199 the board of supervisors of any county in the State of
200 Mississippi, in its discretion, by order duly entered on its
201 minutes, may establish economic development districts comprising
202 all of the county, or one or more supervisors districts of the
203 county, or may establish such economic development districts in
204 cooperation with one or more other counties or with municipalities
205 or with other local and private economic development groups. The
206 board of supervisors may do everything within its power to secure
207 and further industrial development of the county or counties or
208 district, to advertise the natural resources and possibilities of
209 the same, and to maintain and support the same.

210 All monies collected for the support and maintenance of such
211 economic development district, in accordance with the tax levy
212 provided in Section 19-9-111, shall be placed in the county
213 treasury to the credit of the county or district economic
214 development fund and shall be expended as other public funds are
215 expended, and in which event the employees of such economic
216 development district shall be employees of the county and
217 considered as such. In addition to such funds provided by
218 taxation, the board of supervisors of such county may accept
219 gifts, gratuities and donations from municipalities in such
220 districts and from any persons, firms or corporations desiring to



221 make such donations. Such appropriation, gift or donation shall
222 also be placed in the county treasury and be expended in the
223 support and maintenance of such district.

224 At the option of such board of supervisors, or boards of
225 supervisors if more than one (1) county is embraced in such
226 economic development district, it may provide for the management
227 of such economic development district by appointing not more than
228 twenty-five (25) nor less than five (5) trustees, or if a
229 multicounty district not more than five (5) trustees per
230 participating county, who shall be qualified electors residing
231 within such economic development district, to manage the affairs
232 of such district, and in which event the funds made available by
233 the county or counties for the support and maintenance of such
234 economic development district may be expended by a majority vote
235 of such trustees so appointed to manage such economic development
236 district. Each trustee who is an officer of the economic
237 development district shall qualify by giving bond, with sufficient
238 surety, to be payable, conditioned and approved as provided by
239 law, in a penalty equal to Fifty Thousand Dollars (\$50,000.00),
240 the premiums on all such surety bonds being paid by such economic
241 development district. If this option is exercised and such
242 districts operated and maintained under this paragraph, then in
243 such event the employees of such economic development district
244 shall not be considered as employees of the county for state
245 retirement or any other purposes.



246 All funds secured and expended under the provisions of this
247 section shall be public funds and the Auditor of Public Accounts
248 of the State of Mississippi shall audit the same as other public
249 funds are now audited.

250 Notwithstanding any provision of this section to the
251 contrary, the board of supervisors of a county having therein an
252 economic development district established under this section or
253 any other law and the governing authorities of any municipality
254 located within the economic development district in such county
255 may enter into a contract providing for the contribution of funds
256 by the municipality or other local and private economic
257 development groups to the economic development district and
258 providing for the appointment by the municipal governing
259 authorities or other local and private economic development groups
260 of a number of trustees, as determined by the parties to the
261 contract, to assist in the management of the district. In like
262 manner, any economic or industrial development foundation or
263 private economic development group may enter into a contract with
264 the board of supervisors of the county or jointly with the board
265 of supervisors of the county and municipal governing authorities
266 providing for the contribution of funds by the economic or
267 industrial development foundation or private economic development
268 group to the economic development district and providing for the
269 appointment by the officials or governing board of the foundation



of a number of trustees, as determined by the parties to the contract, to assist in the management of the district.

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

(3) (a) Any economic development district established under this section shall have the authority to acquire by gift, purchase or otherwise, and to own, hold, maintain, control and develop real estate situated within the county or counties comprising such district for the development, use and operation of industrial parks or other industrial development purposes. The district is further authorized and empowered to engage in works of internal improvement therefor including, but not limited to, construction or contracting for the construction of streets, roads, railroads, spur tracks, site improvements, water, sewerage, drainage, pollution control and other related facilities necessary or required for industrial development purposes or the development of industrial park complexes; to acquire, purchase, install, lease, construct, own, hold, equip, control, maintain, use, operate and



295 repair other structures and facilities necessary and convenient
296 for the planning, development, use, operation and maintenance of
297 an industrial park or parks or for other industrial development
298 purposes, including, but not limited to, utility installations,
299 elevators, compressors, warehouses, buildings and air, rail and
300 other transportation terminals and pollution control facilities.

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

305 (4) For the development of such projects, the board of
306 supervisors of any county that establishes an economic development
307 district under this section or that establishes an economic
308 development district in cooperation with one or more other
309 counties, or municipalities or other local and private economic
310 groups, may, upon receipt of a resolution duly adopted by the
311 trustees of such district, issue, secure and manage its bonds in
312 the manner prescribed by Sections 19-9-5, 19-9-7, 19-9-9, 19-9-11,
313 19-9-13, 19-9-15, 19-9-17, 19-9-19, 19-9-21, 19-9-23, 19-9-25 and
314 19-9-29. Such bonds shall be sold in accordance with the
315 provisions of Section 31-19-25. The full faith, credit and
316 resources of the county shall be irrevocably pledged for the
317 payment of the principal of and interest on the bonds issued under
318 this section. Any income derived from the sale or lease of the
319 property authorized to be acquired under this section shall be



320 applied in one or more of the following manners: (a) the
321 retirement of bonds authorized to be issued under this section;
322 (b) further improvement or development of such industrial parks or
323 other related industrial development activities; or (c) payment
324 into the general fund of the county to be used for any lawful
325 purpose. Any amounts so paid into the general fund shall be
326 included in the computation of total receipts and subject to the
327 restrictions of Section 27-39-321. The board of supervisors may
328 covenant with or for the benefit of the registered owners of any
329 bonds issued under this section with respect to the application of
330 any or all of such income and shall, by resolution adopted before
331 or promptly after receipt of any such income, determine, in its
332 discretion subject only to the restrictions set forth above and
333 any covenants made to or for the benefit of any registered owners
334 of bonds issued under this section, the manner in which such
335 income shall be applied.

336 The bonds authorized by this section and the income therefrom
337 shall be exempt from all taxation in the State of Mississippi;
338 however, any lessee or purchaser shall not be exempt from ad
339 valorem taxes on industrial sites and improvements thereon unless
340 otherwise provided by the general laws of this state, and
341 purchases required to establish the project and financed by bond
342 proceeds shall not be exempt from taxation in the State of
343 Mississippi.



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

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

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

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



368 (d) To employ engineers, attorneys, accountants,
369 consultants, licensed real estate brokers and appraisers, and such
370 executive and administrative personnel as shall be reasonably
371 necessary to carry out the duties and authority authorized by this
372 section with funds available for such purposes. Such districts
373 may also contribute money directly to the development and cost of
374 operation of any industrial development foundation or other
375 private economic development group in the county.

376 (6) Any county board of supervisors authorized to issue
377 bonds under this section is hereby authorized, either separately
378 or jointly with the governing authority of any municipality within
379 the county, to acquire, enlarge, expand, renovate or improve an
380 existing building or buildings located in the county or
381 municipality and to issue bonds for such purpose in the manner
382 provided by this section.

383 (7) Economic development districts established under the
384 provisions of a local and private act enacted before July 1, 1997,
385 are authorized and empowered to employ engineers, attorneys,
386 accountants, consultants, licensed real estate brokers and
387 appraisers, and such executive and administrative personnel as
388 shall be reasonably necessary to carry out the duties and
389 authority authorized by this section, or by such local and private
390 act, with funds available for such purposes.

391 (8) The enumeration of any specific rights and powers
392 contained in this section where followed by general powers shall



393 not be construed in a restrictive sense, but rather in as broad
394 and comprehensive a sense as possible to effectuate the purposes
395 of this section.

396 **SECTION 4.** This act shall take effect and be in force from
397 and after July 1, 2022, and shall stand repealed on June 30, 2022.

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

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.

