

By: Representatives Weathersby, Crudup,  
Newman

To: Public Property

COMMITTEE SUBSTITUTE  
FOR  
HOUSE BILL NO. 423

1 AN ACT TO AUTHORIZE THE DEPARTMENT OF FINANCE AND  
2 ADMINISTRATION TO PURCHASE CERTAIN REAL PROPERTY, AND ANY  
3 IMPROVEMENTS THEREON, LOCATED WITHIN THE CAPITOL COMPLEX IN THE  
4 CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI, KNOWN AS THE FORMER  
5 "FIRST CHRISTIAN CHURCH"; AND FOR RELATED PURPOSES.

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

7 **SECTION 1.** (1) The Department of Finance and Administration  
8 is authorized to purchase certain real property, and any  
9 improvements thereon, located within the Capitol Complex in the  
10 City of Jackson, Hinds County, Mississippi, known as the former  
11 "First Christian Church," and being more particularly described as  
12 follows:

13 (a) Property located at 700 High Street consisting of  
14 three (3) parcels and identified as:

15 **Parcels 1 & 2**

16 A part of Lots 1 and 2 of Greens Subdivision of 2  
17 Acre Lots 1 & 2 North in the City of Jackson,  
18 Mississippi, and being more particularly described as  
19 follows:



20 Commence at a 5/8" iron pin set which marks the  
21 northeast corner of the said Lot 2 of Greens Subdivision  
22 of 2 Acres Lots 1 & 2 North Jackson, and also marks the  
23 Point of Beginning for the parcel herein described;  
24 thence South 08°56'21" West for a distance of 155.0 feet  
25 along the western right-of-way line of North Street to a  
26 5/8" iron pin set at the present northern right-of-way  
27 line of High Street; thence North 80°28'36" West for a  
28 distance of 320.26 feet along the said northern  
29 right-of-way line of North Street to a 5/8" iron pin set  
30 at the eastern right-of-way line of North State Street;  
31 thence North 08°56'34" East for a distance of 77.50 feet  
32 along the said Street and run South 80°28'36" East for a  
33 distance of 187.47 feet to a "PK" nail set; thence North  
34 07°15'41" East for a distance of 77.56 feet along the  
35 western edge of a concrete wall to a 5/8" iron pin set  
36 at the northern line of said Lot 2 of Greens Subdivision  
37 of 2 Acre Lots 1 & 2 North Jackson; thence South  
38 80°28'36" East for a distance of 135.06 feet along the  
39 said northern line of Greens Subdivision of Acre Lots 1  
40 & 2 North Jackson to the Point of Beginning containing  
41 0.8080 acres more or less.

42 **Parcel 3**



43           A part of the West 1/2 of 2 Acre Lot 10 North in  
44           the City of Jackson, Mississippi and being more  
45           particularly described as follows:

46           Commence at a 5/8" iron pin set at the intersection  
47           of the eastern right-of-way line of North Street with  
48           the northern right-of-way line of High Street as both  
49           streets are now in use, said intersection being the  
50           Point of Beginning for the parcel herein described; run  
51           thence North 08°54'12" East along the said eastern  
52           right-of-way line of North Street and run South  
53           81°14'13" East parallel with the aforesaid northern  
54           right-of-way line of High Street for a distance of  
55           129.69 feet to a "PK" nail found; thence North 08°54'12"  
56           East parallel with the aforesaid eastern right-of-way  
57           line of North Street for a distance of 25.00 feet to a  
58           "PK" nail found; thence South 81°14'13" East parallel  
59           with the said northern right-of-way line of High Street  
60           for a distance of 29.48 feet to a 1/2" iron pin found  
61           which marks the mid-line of the said 2 Acre Lot 10  
62           North, also marks the northeast corner of the parcel  
63           herein describe; thence South 08°16'03" West along the  
64           said mid-line of 2 Acre Lot 10 North for a distance of  
65           92.86 feet to a 5/8" iron pin set at the aforesaid  
66           northern right-of-way line of High Street; thence run  
67           North 81°14'13" West along the said northern



68 right-of-way line of High Street for a distance of  
69 160.20 feet to the Point of the Beginning, containing  
70 0.2660 acres more or less.

71 (b) Property located at 610 North Street and identified  
72 as:

73 Parcel of land situated in the West 1/2 of 2 Acre  
74 Lot 10 North in the City of Jackson, Mississippi and  
75 being more particularly described as follows:

76 Beginning at a point on the East line of North  
77 Street which point is 139.2 feet measured northerly  
78 along the East line of North Street from the  
79 intersection of the East line of North Street with the  
80 North line of High Street; run thence southerly along  
81 the East line of North Street 68.5 feet; thence easterly  
82 parallel with High Street 130 feet; thence northerly  
83 parallel with North Street 25 feet; thence easterly  
84 parallel with High Street 29.48 feet to the line between  
85 the East 1/2 and the West 1/2 of 2 Acre Lot 10; thence  
86 northerly parallel with North Street 40.3 feet; thence  
87 westerly 159.5 feet measured along the South line of  
88 that property described in Deed Book 2380 at Page 154 to  
89 the Point of Beginning containing 0.28 acres more or  
90 less.

91 (2) The real property and improvements described in  
92 subsection (1) of this section shall not be purchased for an



93 amount greater than the current fair market value as determined by  
94 the average of two (2) appraisals by qualified appraisers, at  
95 least one (1) of whom shall be selected by the Department of  
96 Finance and Administration, and both of whom shall be certified  
97 and licensed by the Mississippi Real Estate Appraiser Licensing  
98 and Certification Board.

99 (3) The Department of Finance and Administration is  
100 authorized to negotiate any and all closing costs related to the  
101 acquisition of these properties.

102 (4) The Department of Finance and Administration may correct  
103 any discrepancies in the legal descriptions of the property  
104 provided in this section.

105 (5) The real property and improvements acquired under this  
106 section shall be used exclusively for state office space and  
107 parking purposes.

108 **SECTION 2.** This act shall take effect and be in force from  
109 and after its passage.

