

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.

