

By: Representative Weathersby

To: Public Property

HOUSE BILL NO. 876

1 AN ACT TO AMEND CHAPTER 386, LAWS OF 2017, AS AMENDED BY
 2 SECTION 3, CHAPTER 449, LAWS OF 2018, AS AMENDED BY SECTIONS 1 AND
 3 2, CHAPTER 363, LAWS OF 2019, AS LAST AMENDED BY SECTION 1,
 4 CHAPTER 412, LAWS OF 2022, TO AUTHORIZE THE MARION COUNTY ECONOMIC
 5 DEVELOPMENT DISTRICT TO BE REIMBURSED FOR ALL OUT-OF-POCKET
 6 EXPENSES FOR WATER, SEWER, ROADS, BRIDGES, AND ELECTRICAL, OR ANY
 7 OTHER PROPERTY ENHANCEMENTS OR IMPROVEMENTS EXPENDED FOR THE
 8 DEVELOPMENT OF THE FORMER COLUMBIA TRAINING SCHOOL PROPERTY IN
 9 MARION COUNTY, MISSISSIPPI, BEFORE THE PROCEEDS FROM THE SALES OF
 10 ANY PARCELS OF SUCH PROPERTY IS EQUALLY DIVIDED BETWEEN THE MARION
 11 COUNTY ECONOMIC DEVELOPMENT DISTRICT AND THE STATE OF MISSISSIPPI;
 12 AND FOR RELATED PURPOSES.

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

14 **SECTION 1.** Chapter 386, Laws of 2017, as amended by Section
 15 3, Chapter 449, Laws of 2018, as amended by Sections 1 and 2,
 16 Chapter 363, Laws of 2019, as last amended by Section 1, Chapter
 17 412, Laws of 2022, is amended as follows:

18 Section 3. (1) The Department of Finance and Administration
 19 is authorized to transfer and convey to the Marion County Economic
 20 Development District certain real property located at Columbia
 21 Training School in Marion County, Mississippi. The real property
 22 contains approximately 1,148.92 acres, more or less, and is more
 23 particularly described as follows:



24 **Parcel 1 Description:**

25 Commencing at a found iron pin at the Northwest Corner
26 of Section 15, Township 4 North, Range 18 West, thence
27 South 88 degrees 44 minutes 13 seconds East a distance
28 of 1,320.20 feet to the NE corner of the NW $\frac{1}{4}$ of the of
29 the NW $\frac{1}{4}$ of Section 15, Township 4 North, Range 18 West
30 and the point beginning, thence South 88 degrees 44
31 minutes 13 seconds East a distance of 4,066.30 feet to
32 the NE corner of Section 15, Township 4 North, Range 18
33 West, thence South 00 degrees 05 minutes 56 seconds West
34 a distance of 242.83 feet along the East line of Section
35 15, Township 4 North, Range 18 West, thence South 47
36 degrees 12 minutes 45 seconds West a distance of
37 4,789.95 feet along the north boundary of the
38 Columbia-Marion County Airport Authority property,
39 thence South 44 degrees 56 minutes 53 seconds West a
40 distance of 761.75 feet along the north boundary of the
41 Columbia-Marion County Airport Authority property to the
42 center of the SW $\frac{1}{4}$ of Section 15, Township 4 North,
43 Range 18 West, thence North 00 degrees 09 minutes 35
44 seconds East a distance of 4,125.33 feet to the NE
45 corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 4
46 North, Range 18 West back to an iron pin and the point
47 of beginning, Said parcel containing 202.11 acres, more
48 or less.



49 **Parcel 2 Description:**

50 Commencing at a found pine stake at the Southeast Corner
51 of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 4 North,
52 Range 18 West, thence North 00 degrees 05 minutes 56
53 seconds East a distance of 6,028.64 feet to a point on
54 the East line of Section 22, Township 4 North, Range 18
55 West to the point beginning, thence South 89 degrees 44
56 minutes 33 seconds West a distance of 4,068.43 feet to
57 the SE corner of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the of the NW $\frac{1}{4}$
58 of Section 22, Township 4 North, Range 18 West, thence
59 North 00 degrees 49 minutes 42 seconds East a distance
60 of 1,648.69 feet to the South boundary of
61 Columbia-Marion County Airport Authority Property,
62 thence North 62 degrees 00 minutes 33 seconds East a
63 distance of 181.98 feet along the South boundary of the
64 Columbia-Marion County Airport Authority Property,
65 thence North 62 degrees 00 minutes 33 seconds East a
66 distance of 1,448.60 feet along the South boundary of
67 the Columbia-Marion County Airport Authority Property,
68 thence North 59 degrees 44 minutes 40 seconds East a
69 distance of 3,023.35 feet along the South boundary of
70 the Columbia-Marion County Airport Authority Property to
71 a point on the East line of Section 15, Township 4
72 North, Range 18 West, thence South 00 degrees 05 minutes
73 56 seconds West a distance of 3,918.86 feet to a point



74 on the east line of Section 22, Township 4 North, Range
75 18 West back to the point of beginning, Said parcel
76 containing 256.81 acres, more or less.

77 **Parcel 3 Description:**

78 Beginning at a found pine stake at the Southeast Corner
79 of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 4 North,
80 Range 18 West, thence North 89 degrees 42 minutes 39
81 seconds West a distance of 1,323.60 feet to the NW
82 corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 4
83 North, Range 18 West, thence South 00 degrees 23 minutes
84 21 seconds West a distance of 1,320.0 feet to the SW
85 corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 4
86 North, Range 18 West, thence South 89 degrees 42 minutes
87 39 seconds East a distance of 662.10 feet to the NE
88 corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27,
89 Township 4 North, Range 18 West, thence South 00 degrees
90 23 minutes 21 seconds West a distance of 1,320.0 feet to
91 the SE corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of
92 Section 27, Township 4 North, Range 18 West, thence
93 South 89 degrees 42 minutes 37 seconds East a distance
94 of 662.50 feet to the SE corner of Section 27, Township
95 4 North, Range 18 West, thence South 00 degrees 23
96 minutes 21 seconds West a distance of 114.57 feet to a
97 point on the north right of way line of Old Highway 44,



98 thence South 84 degrees 05 minutes 37 seconds West a
99 distance of 2,278.91 feet along said north right of way,
100 thence South 82 degrees 30 minutes 32 seconds West a
101 distance of 1,164.47 feet along said north right of way,
102 thence South 73 degrees 56 minutes 48 seconds West a
103 distance of 1,400.42 feet along said north right of way,
104 thence South 64 degrees 06 minutes 42 seconds West a
105 distance of 277.68 feet along said north right of way,
106 thence South 38 degrees 11 minutes 49 seconds West a
107 distance of 240.36 feet along said north right of way,
108 thence South 38 degrees 11 minutes 49 seconds West a
109 distance of 69.88 feet along said north right of way to
110 the north line of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 34,
111 Township 4 North, Range 18 West, thence South 89 degrees
112 45 minutes 36 seconds West a distance of 127.05 feet to
113 the NW corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 34,
114 Township 4 North, Range 18 West, thence North 00 degrees
115 04 minutes 10 seconds West a distance of 3,929.52 feet
116 to the NW corner of the SW $\frac{1}{4}$ of Section 27, Township 4
117 North, Range 18 West, thence North 89 degrees 49 minutes
118 47 seconds West a distance of 1,294.10 feet to the NE
119 corner NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 4 North,
120 Range 18 West, thence North 00 degrees 16 minutes 38
121 seconds West a distance of 2,649.20 feet to the NE
122 corner of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 28, Township 4



123 North, Range 18 West. thence East a distance of 265.82
124 feet to the west right of way line of Airport Road,
125 thence along said west right of way line as follows:
126 thence South 42 degrees 05 minutes 14 seconds East a
127 distance of 107.03 feet, thence South 27 degrees 31
128 minutes 10 seconds East a distance of 185.56 feet,
129 thence South 21 degrees 40 minutes 56 seconds East a
130 distance of 1,482.37 feet, thence North 43 degrees 56
131 minutes 03 seconds East a distance of 497.83 feet
132 crossing Airport Road and running along the south
133 boundary of Marion County Economic Development District
134 property, thence continuing along said south boundary
135 North 43 degrees 58 minutes 36 seconds East a distance
136 of 1,761.55 feet to the north line of Section 27
137 Township 4 North, Range 18 West. thence run East a
138 distance of 4,097.68 feet to the NE corner of Section
139 27, Township 4 North, Range 18 East, thence South 00
140 degrees 05 minutes 56 seconds West a distance of
141 2,684.70 feet along the east line of Section 27,
142 Township 4 North, Range 18 West back to the point of
143 beginning said parcel containing 690.0 acres, more or
144 less.

145 (2) The State of Mississippi shall retain any mineral rights
146 to the property transferred and conveyed under subsection (1) of
147 this section. The Department of Finance and Administration shall



148 have the authority to correct any discrepancies in the property
149 descriptions provided in subsection (1) of this section.

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

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

166 (5) The parcels of property conveyed hereunder shall be sold
167 for * * * such consideration as will best promote and protect the
168 public interests, convenience and necessity.

169 (6) The Columbia-Marion County Airport Authority and the
170 Marion County Economic Development District shall provide the
171 Mississippi Department of Human Services six (6) months to harvest
172 and sell any timber located on the property transferred using a



173 company of the department's preference prior to any improvement or
174 development being made on the property by such entities, the
175 revenue generated from which shall be deposited into the State
176 Treasury and earmarked for use by the Department of Human Services
177 for all administrative and program purposes deemed necessary by
178 the executive director. Upon harvesting the timber on the
179 property described in subsection (1) of this section within the
180 time specified in this subsection (6), the Department of Human
181 Services shall forfeit all future rights to any timber remaining
182 on or regrown on the property, as well as any right of easement
183 for accessing the property, and such rights shall then rest with
184 the Marion County Economic Development District.

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

