

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.

