

By: Representative Barton

To: Local and Private
Legislation

HOUSE BILL NO. 1805
(As Sent to Governor)

1 AN ACT TO AUTHORIZE THE BOARD OF SUPERVISORS OF JACKSON
2 COUNTY, MISSISSIPPI, AS OWNERS OF SINGING RIVER HEALTH SYSTEM, TO
3 ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE MISSISSIPPI
4 DEPARTMENT OF FINANCE AND ADMINISTRATION FOR THE DEVELOPMENT OF
5 THE SINGING RIVER HEALTHCARE WORKFORCE ACADEMY; TO AUTHORIZE THE
6 BOARD OF SUPERVISORS TO LEASE THE SINGING RIVER HEALTHCARE
7 WORKFORCE ACADEMY TO THE PURCHASER OF SINGING RIVER HEALTH SYSTEM
8 OR OTHER PERSONS; AND FOR RELATED PURPOSES.

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

10 **SECTION 1.** As used in this act:

11 (a) "Board of supervisors" and "board" means the Board of
12 Supervisors of Jackson County, Mississippi.

13 (b) "County" means Jackson County, Mississippi.

14 (c) "DFA" means the Mississippi Department of Finance and
15 Administration, an agency of the State of Mississippi.

16 (d) "Health System" means the Singing River Health
17 System.

18 (e) "Healthcare workforce academy" and "project" means
19 the Singing River Healthcare Workforce Academy specified in
20 Section 29(b) of Senate Bill 3045, 2022 Regular Legislative
21 Session, Laws of 2022.



(f) "Operator of the healthcare workforce academy" means Singing River Health System, or its successor(s), purchaser(s), manager(s), or other entity(ies) that the county approves to purchase, lease, manage, or otherwise control Singing River Health System or the healthcare workforce academy.

SECTION 2. When the board of supervisors finds and determines that the public convenience and necessity require the same, as evidenced by a resolution duly adopted and entered on the official minutes of such board, the board of supervisors, in its discretion, may assume all rights, responsibilities, and obligations of the Health System under that certain memorandum of understanding entered into between the Health System and DFA, effective on or about March 3, 2022, for the purpose of establishing the agreed upon conditions under which DFA may disburse funds to assist the Health System in paying costs associated with the healthcare workforce academy project specified in Section 29(b) of Senate Bill 3045, 2022 Regular Legislative Session, Laws of 2022.

SECTION 3. (1) The board of supervisors is hereby expressly authorized and empowered to acquire by gift, purchase or otherwise, and to own, hold, maintain, control and develop real estate and personal property situated within the county, either within or without the corporate limits of a municipality, for development, use and operation as a healthcare workforce academy and is further authorized and empowered to engage in works of



47 internal improvement therefor, including, but not limited to,
48 construction or contracting for the construction of streets,
49 roads, site improvements, and water, sewerage, drainage, pollution
50 and other related facilities necessary or required for the
51 development of said healthcare workforce academy, and to acquire,
52 purchase, install, lease, finance, construct, own, hold, equip,
53 control, maintain, use, operate and repair structures and
54 facilities necessary and convenient for the planning, development,
55 use, operation and maintenance of such healthcare workforce
56 academy. If the board takes by gift or otherwise any land,
57 buildings or other tangible assets from Singing River Health
58 System or any other persons, corporations, public or private for
59 the benefit, use or purpose of the healthcare workforce academy,
60 the board may assume all or any part of the liabilities resulting
61 from such acceptance under such terms and conditions as will be in
62 the best interest of the citizens of the county.

63 (2) The board of supervisors is authorized and empowered to
64 sell, lease, trade, exchange or otherwise dispose of sites,
65 buildings, equipment and facilities to individuals, firms or
66 corporations, public or private, for all types of healthcare
67 workforce academy uses upon such terms and conditions, for such
68 consideration, and with such safeguards as will best promote and
69 protect the public interest, convenience and necessity, and to
70 execute options, deeds, leases, contracts, easements and other
71 legal instruments necessary or convenient therefor. The board may



72 also contribute funds and/or resources directly to the development
73 and cost of operation of the healthcare workforce academy.

74 (3) The board of supervisors is authorized and empowered to
75 fix and prescribe fees, charges and rates, if any, for the use of
76 any water, sewage, or other facilities constructed and operated in
77 connection with the healthcare workforce academy and to collect
78 the same from persons, firms and corporations using the same.

79 (4) The board of supervisors is authorized and empowered to
80 employ engineers, attorneys, accountants, consultants and such
81 executive and administrative personnel and other employees or
82 independent contractors as shall be reasonably necessary to carry
83 out the duties and authority authorized by this act, to determine
84 their qualifications and duties and to establish compensation and
85 other employment benefits as may be advisable to attract and
86 retain proficient personnel. The board, in addition to all other
87 powers, is authorized and empowered to purchase, lease, sell and
88 trade office equipment, to purchase necessary office supplies, to
89 purchase or lease any equipment and vehicles the board deems
90 necessary for the healthcare workforce academy to carry out the
91 purposes of this act. The board is authorized, in addition to all
92 other powers, to buy, lease, sell, convey and do all other
93 necessary business transactions for carrying out the purpose of
94 and administering the healthcare workforce academy and to do all
95 acts necessary and convenient to operate and carry out the duties
96 of the board in relation to the project.



97 (5) The enumeration of any specific rights and powers
98 contained herein, and elsewhere in this act, where followed by
99 general powers, shall not be construed in a restrictive sense, but
100 rather in a broad and comprehensive sense as possible to
101 effectuate the purposes of this act. Nothing in this act should
102 be construed to limit, restrict, or otherwise alter the duties,
103 responsibilities and authority of the board of supervisors as
104 provided under the Mississippi Constitution of 1890 and the laws
105 of the State of Mississippi.

106 (6) Any purchase agreement or lease pertaining to the
107 healthcare workforce academy and to carry out the purposes of this
108 act may be executed upon such terms and conditions and for such
109 monetary rental or other consideration as may be found adequate or
110 approved by the board in orders or resolutions authorizing the
111 same. Any such lease shall not exceed a term of up to fifteen
112 (15) years and may be subsequently renewed for additional terms
113 not to exceed fifteen (15) years. Any covenants and obligations
114 of the purchaser or lessee to make expenditures in determined
115 amounts, and within such time or times, for improvements to be
116 erected on the land by such purchaser or lessee and to conduct
117 thereon healthcare workforce academy operations in such aggregate
118 payroll amounts and for such period of time or times as may be
119 determined and defined in such purchase agreement or lease, or to
120 give preference in employment where practicable to qualified
121 residents of the county in which the project is situated, shall,



122 if included in such purchase agreement or lease, constitute and be
123 deemed sufficient consideration for the execution of any such
124 purchase agreement or lease in the absence of a monetary rental or
125 other consideration.

126 (7) In addition to any other authority prescribed by law,
127 the board of supervisors, in its discretion, may issue bonds for
128 construction, improvement, operation and maintenance of the
129 healthcare workforce academy pursuant to the requirements and
130 procedures of Sections 19-9-1 et seq., Mississippi Code of 1972,
131 and such bonds may be secured by the general obligation of the
132 county, any revenues generated by the project, or as otherwise
133 provided by law. Any such indebtedness issued for the purposes of
134 this act shall not be subject to the debt limitations prescribed
135 by Section 19-9-5, Mississippi Code of 1972.

136 (8) Not less than sixty (60) days prior to the end of its
137 fiscal year, the operator of the healthcare workforce academy
138 shall file with the board of supervisors a budget of projected
139 revenues, expenses and other financial activities for the coming
140 fiscal year for the project in a form satisfactory to the board of
141 supervisors and, in addition thereto, as soon after the end of
142 each fiscal year as practicable, the operator of the healthcare
143 workforce academy shall file with the board of supervisors a copy
144 of its certified audit and financial statement for the immediate
145 past fiscal year of the project.



146 **SECTION 4.** The board of supervisors is authorized and
147 empowered to take all actions and expend any such funds as shall
148 be necessary or determined to be in the public interest for the
149 promotion of the healthcare workforce academy in the county,
150 including, but not limited to expending such funds of the county
151 as shall be necessary or determined in the public interest to
152 develop and promote the county's healthcare workforce, promote
153 available healthcare jobs within the county, and to develop and
154 promote such training programs for the same.

155 **SECTION 5.** The carrying out of the purposes of the
156 healthcare workforce academy is in all respects for the benefit of
157 the people of the county and is a public purpose, and the county
158 will be performing an essential governmental function in the
159 exercise of the powers conferred upon it by this act. Hence, any
160 property owned or held by the county or under its jurisdiction
161 under the provisions of this act shall be exempt from all taxation
162 in the State of Mississippi.

163 **SECTION 6.** The notes specifically authorized by this act
164 shall be exempt from all income taxation in the state and shall
165 not be included in any debt limit calculation.

166 **SECTION 7.** In addition to rights, duties and powers now or
167 hereafter conferred upon the board of supervisors, the board of
168 supervisors, is authorized and empowered, in its discretion, to
169 make available to the operator of the healthcare workforce academy



any revenue in the general fund of the county which is otherwise unappropriated, for the purposes provided for in this act.

SECTION 8. The board of supervisors, in addition to the monies which may be received by it from the sale of bonds, notes and from the collection of revenues, rents and earnings derived under the provisions of this act, shall have the authority to accept from any public or private agency, or from any individual, grants for or in aid of the construction of the project, or for the payment of bonds, and to receive and accept contributions from any source of money or property or other things of value to be held, used and applied only for the purposes for which such grants or contributions may be made.

SECTION 9. (1) Notwithstanding any provision of this act to the contrary, the board of supervisors and the governing authorities of any municipality located within the county, may enter into a contract providing for the delivery of healthcare workforce development services to the municipality and contribution of funds by the municipality to the county for purposes of the project.

(2) The board of supervisors may enter into a contract or agreement with the governing body of any other local or regional economic or industrial development foundation, private economic development group, or other public entity or alliance for the purposes of promoting, attracting and locating healthcare workforce participants within the county.



195 **SECTION 10.** The board of supervisors is authorized to apply
196 for and accept grants and loans on behalf of the county for
197 promotion of the healthcare workforce academy in the county and
198 any contracting municipality from the State of Mississippi or the
199 United States or any agency thereof, and to contract with any
200 agency of the State of Mississippi and the United States for the
201 development of the healthcare workforce academy.

202 **SECTION 11.** This act shall be deemed to be full and complete
203 authority for the exercise of the powers herein granted, but this
204 act shall not be deemed to repeal or to be in derogation of any
205 existing law of this state wherein projects of the character
206 herein defined may be constructed or financed.

207 **SECTION 12.** The board of supervisors is authorized and
208 empowered to adopt any and all lawful resolutions, orders and/or
209 ordinances, to execute such documents, contracts, leases,
210 certificates and indentures, and to do and perform any and all
211 acts and things necessary and requisite to carry out the purposes
212 of this act.

213 **SECTION 13.** This act shall take effect and be in force from
214 and after its passage.

