

By: Representative Zuber

To: Municipalities

HOUSE BILL NO. 564
(As Passed the House)

1 AN ACT TO AMEND SECTION 43-35-31, MISSISSIPPI CODE OF 1972,
2 TO REVISE THE DEFINITION OF "URBAN RENEWAL PROJECT POWERS" BY
3 PROVIDING THAT A MUNICIPALITY MAY RETAIN CERTAIN POWERS, INSTEAD
4 OF AN URBAN RENEWAL AGENCY OR NONPROFIT OR HOUSING AUTHORITY, WHEN
5 OPERATING UNDER THE URBAN RENEWAL LAW; AND FOR RELATED PURPOSES.

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

7 **SECTION 1.** Section 43-35-31, Mississippi Code of 1972, is
8 amended as follows:

9 43-35-31. (a) A municipality may itself exercise its urban
10 renewal project powers as herein defined or may, if the local
11 governing body by resolution determines such action to be in the
12 public interest, elect to have such powers exercised by the urban
13 renewal agency created by Section 43-35-33 or by any nonprofit or
14 by the housing authority, if one exists or is subsequently
15 established in the community. In the event the local governing
16 body makes such determination, the urban renewal agency or any
17 nonprofit or the housing authority, as the case may be, shall be
18 vested with all of the urban renewal project powers in the same
19 manner as though all such powers were conferred on such agency or



20 nonprofit or authority instead of the municipality. If the local
21 governing body does not elect to make such determination, the
22 municipality, in its discretion, may exercise its urban renewal
23 project powers through a board or commissioner or through such
24 officers of the municipality as the local governing body may by
25 resolution determine.

26 (b) As used in this section, the term "urban renewal project
27 powers" shall include, unless one or more such powers is retained
28 by the municipality with respect to an urban renewal agency or a
29 nonprofit or housing authority as provided in subsection (a), the
30 rights, powers, functions and duties of a municipality under this
31 article, except the following: the power to determine an area to
32 be a slum or blighted area or combination thereof and to designate
33 such area as appropriate for an urban renewal project and to hold
34 any public hearings required with respect thereto; the power to
35 approve urban renewal plans and modifications thereof; the power
36 to establish a general plan for the locality as a whole; the power
37 to formulate a workable program under Section 43-35-9; the power
38 to make the determinations and findings provided for in Section
39 43-35-7, Section 43-35-11, and subsection (d) of Section 43-35-13;
40 the power to issue general obligation bonds; and the power to
41 appropriate funds, to levy taxes and assessments, and to exercise
42 other powers provided for in subsection (h) of Section 43-35-15.

43 **SECTION 2.** This act shall take effect and be in force from
44 and after July 1, 2024.

