

By: Representative Creekmore IV

To: Public Property

HOUSE BILL NO. 974
(As Passed the House)

1 AN ACT TO AUTHORIZE THE DEPARTMENT OF FINANCE AND
2 ADMINISTRATION, ACTING ON BEHALF OF THE STATE BOARD OF MENTAL
3 HEALTH TO SELL AND CONVEY, TO THE CITY OF WATER VALLEY, CERTAIN
4 REAL PROPERTY LOCATED WITHIN CITY OF WATER VALLEY, YALOBUSHA
5 COUNTY, MISSISSIPPI, WHICH IS THE SITE OF THE FORMER WATER VALLEY
6 HIGH SCHOOL; TO AMEND SECTION 1, CHAPTER 393, LAWS OF 2019, TO
7 PROVIDE THE MISSISSIPPI DEVELOPMENT AUTHORITY TO SELL CERTAIN REAL
8 PROPERTY LOCATED IN LOWNDES COUNTY AND THE CITY OF COLUMBUS,
9 MISSISSIPPI, FOR LESS THAN FAIR MARKET VALUE; TO PROVIDE THAT ANY
10 PROCEEDS GENERATED FROM THE SALE OF THE LAND SHALL BE DEPOSITED
11 INTO THE MISSISSIPPI EXISTING INDUSTRY PRODUCTIVITY LOAN PROGRAM
12 BOND SINKING FUND; TO PROVIDE MDA MAY CORRECT ANY DISCREPANCIES IN
13 THE LEGAL DESCRIPTION OF THE PROPERTY; AND FOR RELATED PURPOSES.

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

15 **SECTION 1.** (1) The Department of Finance and
16 Administration, acting on behalf of the State Board of Mental
17 Health may sell and convey, to the City of Water Valley, for a
18 nominal fee established within a mutually agreed upon contract,
19 acceptable to all parties, all of the rights, title and interest,
20 certain real property located within City of Water Valley,
21 Yalobusha County, Mississippi, which is the site of the former
22 Water Valley High School, acquired through the board's purchase on
23 or about May 16, 2003, from the nonprofit entity, Yalobusha County



24 Economic Development Foundation, Inc., which initially purchased
25 the property from the Water Valley School District on or about
26 April 21, 2003, and such property being more particularly
27 described as follows:

28 Approximately 5.63 acres being Lot No. 108-West, Lot No.
29 109-West and part of Lot No. 105-West of the I.C.G.R.R.
30 in the City of Water Valley, Mississippi, as shown on
31 the Map of the City as corrected to date in 1959 by J.
32 K. Boggs, and in the Second Judicial District of
33 Yalobusha County, Mississippi; being more particularly
34 described as follows:

35 Beginning at an iron bolt at the Southeast Corner of Lot
36 No. 105-West; thence N 89° 51' E, 424.44 feet to an iron
37 bolt on the West ROW of Main Street; thence S 05° 04' E,
38 106.70 feet to a point; thence S 00° 54' E, 100.00 feet
39 to a point; thence S 01° 39' W, 50.00 feet to a point;
40 thence S 10° 45' W, 50.00 feet to a point; thence S 14°
41 51' W, 100.00 feet to a point; thence S 20° 22' W, 55.84
42 feet to an iron rod; thence N 89° 54' 36" W, 414.62 feet
43 to an iron rod; thence N 00° 57' E, 465.97 feet to an
44 iron rod; thence West, 170.14 feet to an iron rod on the
45 East ROW of Griffin Street; thence N 00° 11' 14" W,
46 198.08 feet to an iron rod; thence S 89° 35' 56" E,
47 196.39 feet to an iron rod; thence S 00° 27' 57" E,
48 210.00 feet to the point of beginning.



49 (2) The State of Mississippi shall retain all mineral rights
50 in the property transferred and conveyed under subsection (1) of
51 this section.

52 (3) The Department of Finance and Administration may correct
53 any discrepancies in any legal description provided in this
54 section.

55 **SECTION 2.** Section 1, Chapter 393, Laws of 2019, is amended
56 as follows:

57 Section 1. (1) The Mississippi Development Authority is
58 authorized to sell, lease or otherwise dispose of, in whole or in
59 part, in a manner as determined in the sole discretion of the
60 authority, the following described real property and any
61 improvements thereon:

62 TRACT I DESCRIPTION #1:

63 Commencing at a set nail in pavement at the SW 1/4 of
64 the NW 1/4 of Section 15, T-18-S, R-18-W, Lowndes
65 County, Mississippi; thence N88°35'46"E, a distance of
66 499.86 feet to the point of beginning and at state plane
67 coordinate N1456560.6170 E1113430.5090, based on NAD-83,
68 Mississippi East 2301 zone; from said point of beginning
69 thence N00°45'46"W, a distance of 751.70 feet; thence
70 N12°17'40"W, a distance of 169.79 feet; thence
71 N05°28'05"W, a distance of 263.88 feet; thence
72 N06°23'26"W, a distance of 152.45 feet; thence
73 N87°58'02"E, a distance of 1,534.95 feet; thence



74 S39°27'31"W, a distance of 1,076.12 feet; thence
75 S50°32'29"E, a distance of 41.01 feet; thence
76 S39°27'31"W, a distance of 669.20 feet; thence
77 S88°02'45"W, a distance 368.41 feet to the point of
78 beginning located in the NE 1/4 of the NW 1/4 and the NW
79 1/4 of the NE 1/4 of Section 15, T-18-S, R-18-W, Lowndes
80 County, Mississippi and containing 28.4373 acres, more
81 or less.

82 TRACT II DESCRIPTION #1:

83 Commencing at the SE corner of Block 11, lot 6 of the
84 Interstate City Addition, City of Columbus; thence
85 N27°15'13"E, a distance of 412.90 feet; thence
86 N50°32'29"W, a distance of 159.57 feet; thence
87 N50°32'29"W, a distance of 30.01 feet to the point of
88 beginning and at state plane coordinate N1457279.0334
89 E1114792.1955, based on NAD-83, Mississippi East 2301
90 zone; from said point of beginning thence S37°48'10"W, a
91 distance of 390.43 feet; thence N50°32'29"W, a distance
92 of 246.76 feet; thence N39°27'31"E, a distance of 390.27
93 feet; thence S50°32'29"E, a distance of 235.48 feet to
94 the point of beginning, located in the Block 12, lot 3,
95 4, 5 & 6 of the Interstate City Addition, City of
96 Columbus and containing 2.1603 acres, more or less.

97 TRACT II DESCRIPTION #2:



98 Beginning and Commencing at the SE corner of Block 11,
99 lot 6 of the Interstate City Addition, City of Columbus
100 and at state plane coordinate N1456791.4860
101 E1114749.4870, based on NAD-83, Mississippi East 2301
102 zone; thence N50°32'29"W, a distance of 235.19 feet;
103 thence N37°48'10"E, a distance of 403.74 feet; thence
104 S50°32'29"E, a distance of 159.57 feet; thence
105 S27°15'13"W, a distance of 412.90 feet to the point of
106 beginning, located in the Block 11, lot 3, 4, 5 & 6 of
107 the Interstate City Addition, City of Columbus and
108 containing 1.8287 acres, more or less.

109 (2) The Mississippi Development Authority may pay the cost
110 of title search, perfection of title, title insurance, legal fees
111 and recording fees and other costs as may be required to sell,
112 lease or otherwise dispose of the property.

113 (3) In the event that any or all of the real property and
114 improvements described in subsection (1) of this section is sold,
115 the real property * * * may be sold for less than fair market
116 value at the sole discretion of the Mississippi Development
117 Authority.

118 (4) Any proceeds from the sale of the land, and any
119 improvements thereon, listed in subsection (1) of this section,
120 shall be deposited into the * * * Mississippi Existing Industry
121 Productivity Loan Program Bond Sinking Fund, established under



122 Section 57-93-1, and administered by the Mississippi Development
123 Authority.

124 (5) The * * * Mississippi Development Authority may correct
125 any discrepancies in the legal description of the property
126 provided in this section.

127 **SECTION 3.** This act shall take effect and be in force from
128 and after its passage.

