

By: Senator(s) Hill

To: Public Property;
Accountability, Efficiency,
Transparency

SENATE BILL NO. 2048

1 AN ACT TO AMEND CHAPTER 386, LAWS OF 2017, AS LAST AMENDED BY
2 SECTION 1, CHAPTER 412, LAWS OF 2022, TO REVISE THE AUTHORITY OF
3 THE DEPARTMENT OF FINANCE AND ADMINISTRATION TO TRANSFER AND
4 CONVEY CERTAIN REAL PROPERTY LOCATED AT COLUMBIA TRAINING SCHOOL
5 IN MARION COUNTY, MISSISSIPPI, TO THE MARION COUNTY ECONOMIC
6 DEVELOPMENT DISTRICT, TO ALLOW THE DEPARTMENT TO SELL THE PROPERTY
7 FOR SUCH CONSIDERATION AS WILL BEST PROMOTE AND PROTECT THE PUBLIC
8 INTEREST, CONVENIENCE AND NECESSITY; AND FOR RELATED PURPOSES.

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

10 **SECTION 1.** Chapter 386, Laws of 2017, as amended by Section
11 3, Chapter 449, Laws of 2018, as amended by Sections 1 and 2,
12 Chapter 363, Laws of 2019, as amended by Section 1, Chapter 412,
13 Laws of 2022, is amended as follows:

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

20 **Parcel 1 Description:**



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

Parcel 2 Description:



Commencing at a found pine stake at the Southeast Corner
of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 4 North,
Range 18 West, thence North 00 degrees 05 minutes 56
seconds East a distance of 6,028.64 feet to a point on
the East line of Section 22, Township 4 North, Range 18
West to the point beginning, thence South 89 degrees 44
minutes 33 seconds West a distance of 4,068.43 feet to
the SE corner of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the of the NW $\frac{1}{4}$
of Section 22, Township 4 North, Range 18 West, thence
North 00 degrees 49 minutes 42 seconds East a distance
of 1,648.69 feet to the South boundary of
Columbia-Marion County Airport Authority Property,
thence North 62 degrees 00 minutes 33 seconds East a
distance of 181.98 feet along the South boundary of the
Columbia-Marion County Airport Authority Property,
thence North 62 degrees 00 minutes 33 seconds East a
distance of 1,448.60 feet along the South boundary of
the Columbia-Marion County Airport Authority Property,
thence North 59 degrees 44 minutes 40 seconds East a
distance of 3,023.35 feet along the South boundary of
the Columbia-Marion County Airport Authority Property to
a point on the East line of Section 15, Township 4
North, Range 18 West, thence South 00 degrees 05 minutes
56 seconds West a distance of 3,918.86 feet to a point
on the east line of Section 22, Township 4 North, Range



18 West back to the point of beginning, Said parcel
containing 256.81 acres, more or less.

Parcel 3 Description:

Beginning at a found pine stake at the Southeast Corner
of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 4 North,
Range 18 West, thence North 89 degrees 42 minutes 39
seconds West a distance of 1,323.60 feet to the NW
corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 4
North, Range 18 West, thence South 00 degrees 23 minutes
21 seconds West a distance of 1,320.0 feet to the SW
corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 4
North, Range 18 West, thence South 89 degrees 42 minutes
39 seconds East a distance of 662.10 feet to the NE
corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27,
Township 4 North, Range 18 West, thence South 00 degrees
23 minutes 21 seconds West a distance of 1,320.0 feet to
the SE corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of
Section 27, Township 4 North, Range 18 West, thence
South 89 degrees 42 minutes 37 seconds East a distance
of 662.50 feet to the SE corner of Section 27, Township
4 North, Range 18 West, thence South 00 degrees 23
minutes 21 seconds West a distance of 114.57 feet to a
point on the north right of way line of Old Highway 44,
thence South 84 degrees 05 minutes 37 seconds West a
distance of 2,278.91 feet along said north right of way,



96 thence South 82 degrees 30 minutes 32 seconds West a
97 distance of 1,164.47 feet along said north right of way,
98 thence South 73 degrees 56 minutes 48 seconds West a
99 distance of 1,400.42 feet along said north right of way,
100 thence South 64 degrees 06 minutes 42 seconds West a
101 distance of 277.68 feet along said north right of way,
102 thence South 38 degrees 11 minutes 49 seconds West a
103 distance of 240.36 feet along said north right of way,
104 thence South 38 degrees 11 minutes 49 seconds West a
105 distance of 69.88 feet along said north right of way to
106 the north line of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 34,
107 Township 4 North, Range 18 West, thence South 89 degrees
108 45 minutes 36 seconds West a distance of 127.05 feet to
109 the NW corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 34,
110 Township 4 North, Range 18 West, thence North 00 degrees
111 04 minutes 10 seconds West a distance of 3,929.52 feet
112 to the NW corner of the SW $\frac{1}{4}$ of Section 27, Township 4
113 North, Range 18 West, thence North 89 degrees 49 minutes
114 47 seconds West a distance of 1,294.10 feet to the NE
115 corner NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 4 North,
116 Range 18 West, thence North 00 degrees 16 minutes 38
117 seconds West a distance of 2,649.20 feet to the NE
118 corner of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 28, Township 4
119 North, Range 18 West. thence East a distance of 265.82
120 feet to the west right of way line of Airport Road,



thence along said west right of way line as follows:
thence South 42 degrees 05 minutes 14 seconds East a
distance of 107.03 feet, thence South 27 degrees 31
minutes 10 seconds East a distance of 185.56 feet,
thence South 21 degrees 40 minutes 56 seconds East a
distance of 1,482.37 feet, thence North 43 degrees 56
minutes 03 seconds East a distance of 497.83 feet
crossing Airport Road and running along the south
boundary of Marion County Economic Development District
property, thence continuing along said south boundary
North 43 degrees 58 minutes 36 seconds East a distance
of 1,761.55 feet to the north line of Section 27
Township 4 North, Range 18 West. thence run East a
distance of 4,097.68 feet to the NE corner of Section
27, Township 4 North, Range 18 East, thence South 00
degrees 05 minutes 56 seconds West a distance of
2,684.70 feet along the east line of Section 27,
Township 4 North, Range 18 West back to the point of
beginning said parcel containing 690.0 acres, more or
less.

(2) The State of Mississippi shall retain any mineral rights
to the property transferred and conveyed under subsection (1) of
this section. The Department of Finance and Administration shall
have the authority to correct any discrepancies in the property
descriptions provided in subsection (1) of this section.



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

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

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

(6) The Columbia-Marion County Airport Authority and the Marion County Economic Development District shall provide the Mississippi Department of Human Services six (6) months to harvest and sell any timber located on the property transferred using a company of the department's preference prior to any improvement or development being made on the property by such entities, the



revenue generated from which shall be deposited into the State Treasury and earmarked for use by the Department of Human Services for all administrative and program purposes deemed necessary by the executive director. Upon harvesting the timber on the property described in subsection (1) of this section within the time specified in this subsection (6), the Department of Human Services shall forfeit all future rights to any timber remaining on or regrown on the property, as well as any right of easement for accessing the property, and such rights shall then rest with the Marion County Economic Development District.

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

