

By: Senator(s) Suber

To: Public Property

SENATE BILL NO. 2708  
(As Passed the Senate)

1 AN ACT TO AUTHORIZE THE DEPARTMENT OF FINANCE AND  
2 ADMINISTRATION, ACTING ON BEHALF OF THE MISSISSIPPI DEPARTMENT OF  
3 PUBLIC SAFETY, TO SELL AND CONVEY OR LEASE A PARCEL OF CERTAIN  
4 STATE-OWNED REAL PROPERTY AND ANY IMPROVEMENTS THEREON UNDER THE  
5 POSSESSION AND CONTROL OF THE DEPARTMENT OF PUBLIC SAFETY, LOCATED  
6 IN THE CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI; TO STIPULATE  
7 THE CONDITIONS UNDER WHICH THE PROPERTY MAY BE SOLD OR LEASED TO  
8 PROMOTE THE HIGHEST AND BEST USE FOR THE STATE; TO PROVIDE THAT  
9 THE SELLING OR LEASING ENTITY SHALL ENTERTAIN REQUESTS FOR  
10 PROPOSALS FOR THE SALE AND PURCHASE OR LEASE OF THE PROPERTY AND  
11 IMPROVEMENTS AND ACCEPT THE PROPOSAL THAT PROVIDES THE HIGHEST AND  
12 BEST VALUE FOR THE STATE WHICH SHALL INCLUDE, BUT NOT BE LIMITED  
13 TO, THE PRICE, USE AND OTHER PROPOSAL CONDITIONS AS REQUIRED BY  
14 THE STATE; TO PROVIDE THAT THE STATE SHALL RETAIN ALL MINERAL  
15 RIGHTS TO THE REAL PROPERTY SOLD OR LEASED UNDER THIS ACT; AND FOR  
16 RELATED PURPOSES.

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

18 **SECTION 1.** (1) The Department of Finance and  
19 Administration, acting on behalf of the Mississippi Department of  
20 Public Safety, is authorized to sell and convey or lease parcels  
21 of certain state-owned real property and any improvements thereon  
22 under the possession and control of the Department of Public  
23 Safety, located in the City of Jackson, Hinds County, Mississippi,  
24 and more particularly described as follows:



25        A parcel of land situated in the Southeast One-Quarter  
26        (SE ¼) of the Southeast One-Quarter (SE ¼) and a part of  
27        the Southwest One-Quarter (SW ¼) of the Southeast  
28        One-Quarter (SE ¼), of Section 26, Township 6 North,  
29        Range 1 East, City of Jackson, First Judicial District  
30        of Hinds County, Mississippi and more particularly  
31        described as being bounded on the North and West by that  
32        certain parcel of land conveyed to the University of  
33        Mississippi Medical center and bounded on the East by  
34        Interstate Highway 55 right of way and bounded on the  
35        South by the North right of way of Woodrow Wilson  
36        Boulevard acquired by State Highway Commission and  
37        contains 9.6 acres, more or less.

38        (2) (a) If sold, the real property described in subsection  
39        (1) of this section and any improvements thereon shall be sold for  
40        not less than the current fair market value as determined by the  
41        averaging of at least two (2) appraisals by qualified appraisers,  
42        one (1) of whom shall be selected by the Department of Finance and  
43        Administration, and both of whom shall be certified and licensed  
44        by the Mississippi Real Estate Appraiser Licensing and  
45        Certification Board.

46        (b) If the real property described in subsection (1) of  
47        this section is leased, the Department of Finance and  
48        Administration is authorized to negotiate all aspects of any lease  
49        and any terms and ancillary agreements pertaining to any lease as



50 may be reasonably necessary to effectuate the intent and purposes  
51 of this section and to ensure a fair and equitable return to the  
52 state.

53 (3) The property described in subsection (1) of this section  
54 shall be sold or leased to result in the highest and best use of  
55 the property to revitalize the surrounding neighborhoods with  
56 class A apartment homes, parking and landscaping and to ensure  
57 that the property is used in a manner that will not interfere with  
58 the operation of adjacent agencies and institutions.  
59 Additionally, businesses may open locations on the property  
60 alongside residential areas.

61 (4) The Department of Finance and Administration shall issue  
62 a publicly advertised request seeking proposals to either sell or  
63 lease the property described in subsection (1) of this section.

64 (5) The State of Mississippi shall retain all mineral rights  
65 to the real property sold or leased under this section.

66 (6) The Department of Finance and Administration may recover  
67 its costs associated with the transaction authorized by this  
68 section from the proceeds of the sale or lease of the real  
69 property described in subsection (1) of this section and the net  
70 proceeds of the sale or lease shall be deposited into the State of  
71 Mississippi's General Fund in the State Treasury.

72 (7) The Department of Finance and Administration may correct  
73 any discrepancies in any legal description provided in this  
74 section.



75           **SECTION 2.** This act shall take effect and be in force from  
76 and after its passage and shall stand repealed on the day before  
77 its passage.

