

By: Representative Bennett

To: Public Property

HOUSE BILL NO. 556

1 AN ACT TO AUTHORIZE THE DFA TO PURCHASE CERTAIN REAL PROPERTY
2 WITHIN THE CITY OF JACKSON, MISSISSIPPI, COMMONLY REFERRED TO AS
3 THE "EAST HAMILTON STREET PROPERTIES"; AND FOR RELATED PURPOSES.

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

5 **SECTION 1.** (1) The Department of Finance and Administration
6 is authorized to purchase certain real property, and any
7 improvements thereon, located within the Capitol Complex in the
8 City of Jackson, Hinds County, Mississippi, known as the "East
9 Hamilton Street Properties," and being more particularly described
10 as follows:

11 (a) Property located at 303 East Hamilton Street in the
12 City of Jackson, Hinds County, Mississippi, designated as Parcel
13 83-9 consisting of approximately 0.32 acres as follows:

14 **Parcel**

15 Beginning at a point on the South line of Hamilton
16 Street 760.8 feet measured Westerly along the South line
17 of Hamilton Street from the intersection of the South
18 line of Hamilton Street with the West line of North West



Street as both streets were laid out and improved in the City of Jackson, Mississippi, on May 24, 1951, and run thence westerly along the South line of Hamilton Street a distance of 52 feet to a point; thence turning to the left through an angle of 89 degrees 30 minutes run southerly 165 feet; thence run easterly parallel with the South line of Hamilton Street 52 feet; run thence northerly 165 feet to the Point of Beginning.

Also:

A strip of land East of and adjoining the above described property, said strip of land being four-tenths (.4) of a foot in width on the North end, that is, on Hamilton Street, and running back southerly a distance of 165 feet, and is sixty-three on hundredths (.63) of a foot width at the rear end thereof; Together with all appurtenances or easements thereunto belonging or in any wise appertaining.

Also:

Part of Ten (10) Acre Lot Four (4), North Jackson, more particularly described as follows:

Beginning at a point 296.7 feet westerly along the south side of Hamilton Street, from the intersection of south line of Hamilton Street with the east line of Lamar Street as both streets were laid out on May 4, 1959; turn thence left through an angle of 89 degrees 46



minutes and run southerly for a distance of 164.8 feet to a point; turn thence right through an angle of 89 degrees 31 minutes and run westerly for a distance of 29.9 feet to a point; turn thence right through an angle of 91 degrees 19 minutes and run northerly for a distance of 164.8 feet to a point on the south line of Hamilton Street; turn thence right through an angle of 88 degrees 56 minutes and run easterly along the south side of Hamilton Street for a distance of 27.1 feet to the point of beginning.

(b) Property located at 323 East Hamilton Street in the City of Jackson, Hinds County, Mississippi, designated as Parcel 83-10 consisting of 0.44 acres as follows:

Parcel

Begin at a point on the South line of Hamilton Street a distance of 648.8 feet measured westerly along the South line of said Hamilton Street from the intersection of the South line of Hamilton Street with the West line of West Street, as both streets are now laid out and improved; run thence West along the South line of Hamilton Street for a distance of 113 feet; thence turning to the left through an angle of 89 degrees 3 minutes, run in a southerly direction for a distance of 165 feet; thence Easterly and parallel with the South line of Hamilton Street for a distance of 112 feet;



thence Northerly in a straight line a distance of 165 feet to the point of beginning, being in 10 acre Lot 4 North, according to the official map of City of Jackson made in 1875 by H.C. Daniel on file in the office of the Chancery Clerk of the First Judicial District of Hinds County, at Jackson, Mississippi.

(c) Property located at 337 East Hamilton Street in the City of Jackson, Hinds County, Mississippi, designated as Parcel 83-11 consisting of 0.20 acres as follows:

Parcel

Beginning at a point on the South line of Hamilton Street 593.8 feet West of the West line of West Street as the said streets are now laid out and improved; thence West along the South line of Hamilton Street 55 feet; turning to the left through an angle of 90 degrees 25 minutes run 165 feet to an iron pin; thence turning to the left through an angle of 89 degrees 35 minutes run easterly parallel with the South line of said Hamilton Street 47.5 feet to an iron pin; thence northerly in a straight line 165 feet more or less to the Point of Beginning.

(2) The real property and improvements described in subsection (1) of this section shall not be purchased for an amount greater than the current fair market value as determined by the average of two (2) appraisals by qualified appraisers, at



94 least one (1) of whom shall be selected by the Department of
95 Finance and Administration, and both of whom shall be certified
96 and licensed by the Mississippi Real Estate Appraiser Licensing
97 and Certification Board.

98 (3) The Department of Finance and Administration is
99 authorized to negotiate any and all closing costs related to the
100 acquisition of these properties.

101 (4) The Department of Finance and Administration may correct
102 any discrepancies in the legal descriptions of the property
103 provided in this section.

104 (5) The real property and improvements acquired under this
105 section shall be used exclusively for state office space and
106 parking purposes.

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

