

By: Representative Bennett

To: Public Property

HOUSE BILL NO. 556
(As Passed the House)

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"; TO RECLASSIFY THE STATUS OF
4 THE PRESIDENT'S RESIDENTIAL DWELLING ON THE CAMPUS OF ALCORN STATE
5 UNIVERSITY FROM COMMERCIAL PROPERTY TO RESIDENTIAL PROPERTY, FOR
6 PURPOSES OF ALLOWING PERSONS AND ENTITIES' LICENSED AS RESIDENTIAL
7 BUILDERS TO BE PROCURED FOR CONSTRUCTION OR OTHER CAPITAL
8 IMPROVEMENT PROJECTS THEREON; AND FOR RELATED PURPOSES.

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

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

16 (a) Property located at 303 East Hamilton Street in the
17 City of Jackson, Hinds County, Mississippi, designated as Parcel
18 83-9 consisting of approximately 0.32 acres as follows:

19 **Parcel**

20 Beginning at a point on the South line of Hamilton

21 Street 760.8 feet measured Westerly along the South line



of Hamilton Street from the intersection of the South 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



97 amount greater than the current fair market value as determined by
98 the average of two (2) appraisals by qualified appraisers, at
99 least one (1) of whom shall be selected by the Department of
100 Finance and Administration, and both of whom shall be certified
101 and licensed by the Mississippi Real Estate Appraiser Licensing
102 and Certification Board.

103 (3) The Department of Finance and Administration is
104 authorized to negotiate any and all closing costs related to the
105 acquisition of these properties.

106 (4) The Department of Finance and Administration may correct
107 any discrepancies in the legal descriptions of the property
108 provided in this section.

109 (5) The real property and improvements acquired under this
110 section shall be used exclusively for state office space and
111 parking purposes.

112 **SECTION 2.** With the approval of the Board of Trustees of
113 State Institutions of Higher Learning, the real property and
114 structural improvements situated thereon, located upon the campus
115 of Alcorn State University, designated for use as the residential
116 dwelling of the university's president shall be classified as
117 residential and not as a commercial property, for purposes of
118 allowing any corporation, partnership or individual licensed under
119 Chapter 59, Title 73, Mississippi Code of 1972, as a residential
120 builder to procure contracts for residential construction or
121 residential improvements, as defined in Section 73-59-1, upon such



122 real property of the university, notwithstanding the limitations
123 on height and square footage parameters of the residential
124 dwelling's floorplan stipulated in Section 73-59-19.

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

