

By: Senator(s) Jackson

To: Public Property

SENATE BILL NO. 3011

1 AN ACT TO AMEND SECTIONS 1 AND 2, CHAPTER 414, LAWS OF 2000,
2 TO AUTHORIZE THE DEPARTMENT OF FINANCE AND ADMINISTRATION, ACTING
3 ON BEHALF OF THE DEPARTMENT OF MENTAL HEALTH, TO SELL CERTAIN REAL
4 PROPERTY AT AUCTION IF NO BID IS RECEIVED WHICH IS EQUAL TO THE
5 CURRENT MARKET VALUE; AND FOR RELATED PURPOSES.

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

7 **SECTION 1.** Section 1, Chapter 414, Laws of 2000, is amended
8 as follows:

9 Section 1. (1) The Department of Finance and
10 Administration, acting on behalf of the Department of Mental
11 Health and the Ellisville State School, and upon meeting the
12 requirements of Section 29-1-1, may sell and convey certain
13 state-owned real property located in the City of Jackson, Hinds
14 County, Mississippi, being more particularly described as follows:

15 Beginning at a point on the East line of a certain
16 30-foot sheet, which point is 15 feet East of the
17 West line of Lot 3 and 500 feet North of the South
18 line of Lot 3, McCandy's Estate partitions; run
19 thence northerly parallel with West line of said Lot
20 3 a distance of 75 feet to a distance of 147.5 feet
21 to a point; then southerly parallel with the West
22 line of Lot 3 a distance of 75 feet; thence westerly
23 parallel with the South line of Lot 3 a distance of
24 147.5 feet to the point of beginning.

25 The Department of Finance and Administration may have the parcel
26 of property surveyed.

27 (2) The real property described in subsection (1) of this
28 section shall be sold for not less than the current fair market



29 value as determined by the averaging of at least two (2)
30 appraisals by qualified appraisers who shall be selected by the
31 Department of Finance and Administration and shall be certified
32 and licensed by the Mississippi Real Estate Appraiser Licensing
33 and Certification Board. However, if no bid is received which is
34 equal to the current market value after re-advertising the
35 property, the property may be sold at auction to the highest
36 bidder.

37 (3) Any funds received by the State of Mississippi for the
38 sale and conveyance of the real property described in subsection
39 (1) of this section shall be deposited into the Ellisville State
40 School Fund.

41 (4) The State of Mississippi shall retain all mineral rights
42 to the real property sold and conveyed pursuant to this section.

43 **SECTION 2.** Section 2, Chapter 414, Laws of 2000, is amended
44 as follows:

45 Section 2. (1) The Department of Finance and
46 Administration, acting on behalf of the Department of Mental
47 Health and Mississippi State Hospital, and upon meeting the
48 requirements of Section 29-1-1, may sell and convey certain
49 state-owned real property located in the City of Jackson, Hinds
50 County, Mississippi, and being more particularly described as
51 follows:

52 House, Garage and Lot at 1639 West Capitol Street,
53 corner of West Capitol and Princeton Streets;
54 beginning at a point where the eastern side of Calhoun
55 Street intersects the Southern Line of West Capitol
56 Street, for a point of beginning, and running thence
57 southwardly along the Eastern line of Calhoun Street,
58 three hundred and twenty (320) feet, more or less;
59 hence eastwardly eighty (80) feet, more or less, hence
60 northeasterly two hundred seventy-three (273) feet to
61 the South line of Capitol Street; hence northwesterly



62 along the South Line of Capitol Street to the point of
63 beginning, being the entire lot formerly owned by J.
64 R. Collins at that point and heretofore by him
65 acquired, and conveyed in turn by him to E.J. Gaines
66 and O.S. Johnson by deed dated April 14, 1920 recorded
67 in Deed Book 129, Page 329 of the land records in the
68 office of the Chancery Clerk in and for the First
69 District of Hinds County, Mississippi, reference to
70 which is hereby made in aid of and as a part of the
71 description and being the same land and property
72 conveyed to L.A. Comfort by E.J. Gaines and O.S.
73 Johnson by deed dated September 27, 1920, and of
74 record in said clerk's office in Deed Book 130, Page
75 341, reference to which is also made in aid of this
76 description and being the same land and property
77 conveyed to Mrs. Ida Lee Sharp Talmadge and Leslie May
78 Sharp by L.A. Comfort and Mrs. Mary Edwards Comfort,
79 husband and wife, by deed dated November 15, 1922 and
80 of record in said clerk's office in Deed Book 140,
81 Page 316, reference to which is also made in aid of
82 this description.

83 The Department of Finance and Administration may have the parcel
84 of property surveyed.

85 (2) The real property described in subsection (1) of this
86 section shall be sold for not less than the current fair market
87 value as determined by the averaging of at least two (2)
88 appraisals by qualified appraisers who shall be selected by the
89 Department of Finance and Administration and shall be certified
90 and licensed by the Mississippi Real Estate Appraiser Licensing
91 and Certification Board. However, if no bid is received which is
92 equal to the current market value after re-advertising the
93 property, the property may be sold at auction to the highest
94 bidder.



95 (3) Any funds received by the State of Mississippi for the
96 sale and conveyance of the real property described in subsection
97 (1) of this section shall be deposited into the Mississippi State
98 Hospital Fund.

99 (4) The State of Mississippi shall retain all mineral rights
100 to the real property sold and conveyed pursuant to this section.

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

