

By: Representative Weathersby

To: Public Property

HOUSE BILL NO. 1033  
(As Sent to Governor)

1 AN ACT TO PROVIDE THAT THE DEPARTMENT OF FINANCE AND  
2 ADMINISTRATION SHALL CONVEY TO THE UNIVERSITY OF MISSISSIPPI  
3 MEDICAL CENTER CERTAIN REAL PROPERTY KNOWN AS THE OLD FARMERS'  
4 MARKET AND LOCATED IN JACKSON, MISSISSIPPI; TO REQUIRE THAT THE  
5 UNIVERSITY OF MISSISSIPPI MEDICAL CENTER SHALL USE THE PROPERTY  
6 FOR A RESEARCH PARK; TO REQUIRE THAT A PORTION OF THE PROPERTY  
7 SHALL BE RESERVED EXCLUSIVELY FOR THE CONSTRUCTION OF THE  
8 MISSISSIPPI INDUSTRIES FOR THE BLIND FACILITY AND THE STATE  
9 RECORDS CENTER; TO AUTHORIZE THE JACKSON STATE UNIVERSITY  
10 EDUCATIONAL BUILDING CORPORATION, THE MISSISSIPPI DEPARTMENT OF  
11 FINANCE AND ADMINISTRATION AND THE BOARD OF TRUSTEES OF THE STATE  
12 INSTITUTIONS OF HIGHER LEARNING TO CONVEY CERTAIN REAL PROPERTY  
13 LOCATED ADJACENT TO JACKSON STATE UNIVERSITY CAMPUS IN THE CITY OF  
14 JACKSON, MISSISSIPPI, TO THE JACKSON REDEVELOPMENT AUTHORITY; TO  
15 CREATE A LEGISLATIVE OVERSIGHT COMMITTEE TO THE DEPARTMENT OF  
16 FINANCE AND ADMINISTRATION; TO AUTHORIZE THE DEPARTMENT OF MENTAL  
17 HEALTH TO TRANSFER TO THE CITY OF WAVELAND, CERTAIN REAL PROPERTY,  
18 AND ANY IMPROVEMENTS, RIGHTS AND APPURTENANCES THEREON, LOCATED IN  
19 WAVELAND, MISSISSIPPI; AND FOR RELATED PURPOSES.

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

21 **SECTION 1.** Acting on behalf of the State of Mississippi, the  
22 Department of Finance and Administration shall convey to the  
23 University of Mississippi Medical Center certain state-owned real  
24 property, and any improvements, rights and appurtenances thereon,  
25 that is known as the old Farmers' Market and located in Jackson,  
26 Mississippi, subject to the conditions set forth in this section,  
27 which shall be specified with particularity in the conveyance  
28 document:

29 (a) The property shall be used by the University of  
30 Mississippi Medical Center exclusively as a research park, and if  
31 the property is not so used within five (5) years from the  
32 effective date of this act, then the title to the property and all  
33 improvements, rights and appurtenances thereon shall revert to and  
34 be vested in the State of Mississippi.

35 (b) A portion of the property, as approved by the  
36 Department of Finance and Administration, shall be reserved  
37 exclusively for the construction of the Mississippi Industries for  
38 the Blind facility and of the State Records Center, both of which  
39 have been authorized under Sections 97 through 118, Chapter 1,  
40 Laws of 2004 Third Extraordinary Session, as amended by Section  
41 13, Chapter 538, Laws of 2006 Regular Session, and such portion of  
42 the property may not be used for any other purpose. Such reserved  
43 property being more particularly described as follows:

44 **PARCEL ONE - BEING RESERVED FOR USE BY THE STATE RECORDS OFFICE**  
45 **AND MISSISSIPPI INDUSTRIES FOR THE BLIND:**

46 A certain 1.66 acre tract of land, more or less, in the  
47 Southwest 1/4 of the Southeast 1/4 and in the Southeast  
48 1/4 of the Southwest 1/4 of Section 27, Township 6  
49 North, Range 1 East, City of Jackson, Hinds County,  
50 Mississippi, in the First Judicial District of Hinds  
51 County, Mississippi, and being wholly within the  
52 corporate limits of the City of Jackson, starting at a  
53 concrete monument that is the point of intersection of  
54 the north line of Woodrow Wilson Avenue and the west  
55 line of North West Street, as said avenue and street are  
56 now laid out and improved in the City of Jackson, Hinds  
57 County, Mississippi; run thence N 00 degrees - 05  
58 minutes W along said West line of North West Street for  
59 a distance of 827.00 feet to the point of beginning; run  
60 thence S 89 degrees - 37 minutes W along the north line  
61 of the Mississippi Farmers' Market for a distance of  
62 1176.60 feet to a point on the east line of North Mill  
63 Street, as said street is now laid out and improved in  
64 the City of Jackson, Hinds County, Mississippi; to the  
65 point of beginning:

66 Run thence N 12 degrees - 09 minutes E along said east  
67 line of North Mill Street for a distance of 200 feet to

68 a stake; run thence N 89 degrees - 37 minutes E for a  
69 distance of 360 feet to a stake; run thence S 00 degrees  
70 - 05 minutes E for a distance of 198.00 feet more or  
71 less; run thence S 89 degrees - 37 minutes W along the  
72 north line of the Mississippi Farmers' Central Market to  
73 the place of beginning.

74 The above described land is subject to an easement for  
75 railroad spur tracks from the Mississippi Central  
76 (Farmers) Market to the Illinois Central Railroad.

77 **PARCEL TWO - BEING RESERVED FOR USE BY THE STATE RECORDS OFFICE**  
78 **AND MISSISSIPPI INDUSTRIES FOR THE BLIND:**

79 A certain 9.065 acre tract of land in the South 1/2 of  
80 Section 27, Township 6 North, Range 1 East, City of  
81 Jackson, Hinds County, Mississippi, being part of 20.04  
82 acres known as the Old Central Farmers' Market,  
83 commencing at the intersection of the West line of North  
84 West Street and the North line of Woodrow Wilson Avenue,  
85 run North 00° 05' 00" West along the West line of North  
86 West Street for a distance of 500.60 feet to a Point of  
87 Beginning; thence continue North 00° 05' 00" West along  
88 the West line of North West Street for a distance of  
89 326.40 feet to a point; thence South 89° 37' 00" West  
90 for a distance of 1174.60 feet to a point on the East  
91 line of North Mill Street; thence South 12° 04' 17" West  
92 for a distance of 334.26 feet along the East line of  
93 North Mill Street to a point; thence North 89° 37' 00"  
94 East for a distance of 1244.98 feet to the point of  
95 beginning.

96 **EASEMENT DESCRIPTION - BEING RESERVED FOR USE BY THE STATE RECORDS**  
97 **OFFICE AND MISSISSIPPI INDUSTRIES FOR THE BLIND:**

98 A certain 1.787 acre tract of land in the South 1/2 of  
99 Section 27, Township 6 North, Range 1 East, City of  
100 Jackson, Hinds County, Mississippi, being part of 20.04

101 acres known as the Old Central Farmers' Market,  
102 commencing at the intersection of the West line of North  
103 West Street and the North line of Woodrow Wilson Avenue,  
104 run North 00° 05' 00" West along the West line of North  
105 West Street for a distance of 438.40 feet to a point of  
106 beginning; thence continue North 00° 05' 00" West along  
107 the West line of North West Street for a distance of  
108 62.20 feet to a point; thence South 89° 37' 00" West for  
109 a distance of 1244.98 feet to a point on the East line  
110 of North Mill Street; thence South 12° 04' 17" West for  
111 a distance of 63.70 feet along the East line of North  
112 Mill Street to a point; thence North 89° 37' 00" East  
113 for a distance of 1258.39 feet to the point of  
114 beginning.

115 However, if either the State Records Office or the  
116 Mississippi Industries for the Blind finds a more suitable  
117 facility or location in the City of Jackson based on construction  
118 costs, financing costs and time for occupancy that, acting through  
119 the Department of Finance and Administration, such entity either  
120 purchase or lease purchase, then the land reserved for that entity  
121 under this act and authorized under Sections 97 through 118,  
122 Chapter 1, Laws of 2004 Third Extraordinary Session, as amended by  
123 Section 13, Chapter 538, Laws of 2006 Regular Session, shall be  
124 transferred to the University of Mississippi Medical Center under  
125 the terms included herein.

126 (c) After the conveyance of the property, the  
127 Department of Finance and Administration shall have jurisdiction  
128 over the enforcement of all laws of the State of Mississippi on  
129 the property and shall provide the security personnel and  
130 equipment necessary to maintain safety and order on the property.

131 (d) The State of Mississippi shall retain all mineral  
132 rights in the property.

133           **SECTION 2.** The Jackson State University Educational Building  
134 Corporation is hereby authorized and empowered to convey to the  
135 Jackson Redevelopment Authority, the urban renewal agency of the  
136 City of Jackson, Mississippi, created pursuant to Section 43-35-1  
137 et seq., Mississippi Code of 1972, as amended, by donation or  
138 otherwise, all real property owned by it located in the area  
139 adjacent to the Jackson State University campus in the City of  
140 Jackson, Mississippi, within the area defined by Lynch Street as  
141 the southern boundary, Dalton Street as the western boundary, the  
142 Metro Parkway as the northern boundary and Terry Road as the  
143 eastern boundary, for the purpose of assisting the development of  
144 workforce housing, student housing, academic facilities, community  
145 service facilities, retail facilities, parking facilities and  
146 related improvements.

147           **SECTION 3.** The Mississippi Department of Finance and  
148 Administration is hereby authorized and empowered to convey to the  
149 Jackson Redevelopment Authority, the urban renewal agency of the  
150 City of Jackson, Mississippi, created pursuant to Section 43-35-1  
151 et seq., Mississippi Code of 1972, as amended, by donation or  
152 otherwise, all real property owned by it located in the area  
153 adjacent to the Jackson State University campus in the City of  
154 Jackson, Mississippi, within the area defined by Lynch Street as  
155 the southern boundary, Dalton Street as the western boundary, the  
156 Metro Parkway as the northern boundary and Terry Road as the  
157 eastern boundary, for the purpose of assisting the development of  
158 workforce housing, student housing, academic facilities, community  
159 service facilities, retail facilities, parking facilities and  
160 related improvements. The property to be conveyed may include,  
161 but shall not be limited to, the lands and real property described  
162 in instruments of record in the Office of the Chancery Clerk of  
163 Hinds County, Mississippi, in the following Deed Books and at the  
164 following respective pages of the land records of said clerk:

165           Deed Book 5214 at page 412;

166 Deed Book 5858 at page 121;

167 Deed Book 6033 at page 304;

168 Deed Book 6033 at page 307.

169 **SECTION 4.** The Board of Trustees of the State Institutions  
170 of Higher Learning, for and on behalf of Jackson State University,  
171 is hereby authorized and empowered to convey to the Jackson  
172 Redevelopment Authority, the urban renewal agency of the City of  
173 Jackson, Mississippi, created pursuant to Section 43-35-1 et seq.,  
174 Mississippi Code of 1972, as amended, by donation or otherwise,  
175 all real property owned by it located in the area adjacent to the  
176 Jackson State University campus in the City of Jackson,  
177 Mississippi, within the area defined by Lynch Street as the  
178 southern boundary, Dalton Street as the western boundary, the  
179 Metro Parkway as the northern boundary and Terry Road as the  
180 eastern boundary, for the purpose of assisting the development of  
181 workforce housing, student housing, academic facilities, community  
182 service facilities, retail facilities, parking facilities and  
183 related improvements. The property to be conveyed may include,  
184 but shall not be limited to, the lands and real property described  
185 in instruments of record in the Office of the Chancery Clerk of  
186 Hinds County, Mississippi, in the following Deed Books and at the  
187 following respective pages of the land records of said clerk:

188 Deed Book 5938 at page 369;

189 Deed Book 5938 at page 437.

190 **SECTION 5.** There is created a Legislative advisory committee  
191 to consult with the Department of Finance and Administration with  
192 regard to the property described in Section 1 of this act and to  
193 the Board of Trustees of the State Institutions of Higher Learning  
194 with regard to the properties described in Sections 2 through 4 of  
195 this act, which shall be composed of the following members:

196 (a) The respective chairmen of the Public Property  
197 Committees and the Universities and Colleges Committees of the  
198 House of Representatives and the Senate;

199 (b) Two (2) members of the House of Representatives, to  
200 be appointed by the Speaker of the House; and

201 (c) Two (2) members of the Senate, to be appointed by  
202 the Lieutenant Governor.

203 The respective Chairmen of the Senate and House Public  
204 Property Committees shall serve as cochairmen of the committee.  
205 All members of the advisory committee shall be notified in writing  
206 of all meetings, such notices to be mailed at least five (5) days  
207 prior to the date on which a meeting is to be held. Members of  
208 the committee shall be paid from the contingent expense funds of  
209 their respective houses in the same manner as provided for  
210 committee meetings when the Legislature is not in session.

211 **SECTION 6.** (1) In consideration for the property described  
212 in subsection (2), the Department of Mental Health is authorized  
213 to transfer to the City of Waveland certain real property, and any  
214 improvements, rights and appurtenances thereon, located in the  
215 City of Waveland, situated on two (2) parcels of land, which is  
216 comprised of approximately 3.28 acres, being more particularly  
217 described as follows:

218 **PARCEL ONE:**

219 Commencing at the Southwest corner of Section 35,  
220 Township 8 South, Range 14 West, Hancock County,  
221 Mississippi; Thence South 89° 50' East 50.00 feet along  
222 the South line of said Section to a point; Thence North  
223 4° 56' East 358.00 feet to the Southwest corner of  
224 Block 138 of the Bay St. Louis Land and Improvement  
225 Company's Subdivision of the Bay St. Louis Land and  
226 Improvement Company's First Addition to the City of Bay  
227 St. Louis and Waveland, for the Point of Beginning;  
228 Thence North 4° 56' East 288.00 feet along the West  
229 line of said Block 138 to a 1/2" iron rod at the  
230 Northwest corner of said Block; Thence South 89° 50'  
231 East 257.43 feet along the North line of said Block 138

232 to a 1/2" iron rod at the Northeast corner of said  
233 Block; Thence South 4° 56' West 288.00 feet along the  
234 east line of said Block 138 to the Southeast corner of  
235 said Block; Thence North 89° 50' West along the South  
236 line of said Block 138 to the Point of Beginning;  
237 Containing 1.70 acres, more or less, and being all of  
238 Lots 1 thru 20, inclusive, of Block 138, of the Bay St.  
239 Louis Land and Improvement Company's Subdivision of the  
240 Bay St. Louis Land and Improvement Company's First  
241 Addition to the City of Bay St. Louis and Waveland, and  
242 being part of the Southwest 1/4 of the Southwest 1/4 of  
243 Section 35, Township 8 South, Range 14 West, Hancock  
244 County, Mississippi.

245 **PARCEL TWO:**

246 Commencing at the Southwest corner of Section 35,  
247 Township 8 South, Range 14 West, Hancock County,  
248 Mississippi; Thence South 89° 50' East 50.00 feet along  
249 the South line of said Section to a point; Thence North  
250 4° 56' East 40.00 feet to the Southwest corner of Block  
251 139 of the Bay St. Louis Land and Improvement Company's  
252 Subdivision of the Bay St. Louis Land and Improvement  
253 Company's First Addition to the City of Bay St. Louis  
254 and Waveland, for the Point of Beginning; Thence North  
255 4° 56' East 268.00 feet along the West line of said  
256 Block 139 to a 1/2" iron rod at the Northwest corner of  
257 said Block; Thence South 89° 50' East 257.43 feet along  
258 the North line of said Block 139 to a 1/2" iron rod at  
259 the Northeast corner of said Block; Thence South 4° 56'  
260 West 268.00 feet along the east line of said Block 139  
261 to the Southeast corner of said Block; Thence North 89°  
262 50' West along the South line of said Block 139 to the  
263 Point of Beginning; Containing 1.58 acres, more or  
264 less, and being all of Lots 1 thru 20, inclusive, of



265 Block 139, of the Bay St. Louis Land and Improvement  
266 Company's Subdivision of the Bay St. Louis Land and  
267 Improvement Company's First Addition to the City of Bay  
268 St. Louis and Waveland, and being part of the Southwest  
269 1/4 of the Southwest 1/4 of Section 35, Township 8  
270 South, Range 14 West, Hancock County, Mississippi.

271 (2) After the transfer of the property described in  
272 subsection (1), the City of Waveland shall arrange, facilitate and  
273 coordinate the transfer of an appropriate parcel of property,  
274 subject to approval of the Department of Mental Health, for the  
275 construction of two (2) group homes within the Mississippi Gulf  
276 Coast Region.

277 **SECTION 7.** This act shall take effect and be in force from  
278 and after its passage.