

By: Representative Weathersby

To: Public Property;
AppropriationsHOUSE BILL NO. 1185
(As Passed the House)

1 AN ACT TO AUTHORIZE THE MISSISSIPPI DEVELOPMENT AUTHORITY,
2 ACTING ON BEHALF OF THE DEPARTMENT OF FINANCE AND ADMINISTRATION,
3 TO LEASE FOR A CERTAIN NUMBER OF YEARS THE PROPERTY FORMERLY KNOWN
4 AS THE "OLD SCHOOL FOR THE BLIND" WHICH IS LOCATED NORTH OF
5 EASTOVER DRIVE IN THE CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI;
6 TO REQUIRE THE PROPERTY TO BE LEASED FOR PRIVATE REDEVELOPMENT
7 RESULTING IN ITS HIGHEST AND BEST USE; TO REQUIRE THAT THE LEASE
8 BE APPROVED BY THE SECRETARY OF STATE; TO REQUIRE THE LEASE TO
9 CONTAIN A PROVISION REQUIRING THAT THE LESSEE CONSTRUCT A NEW
10 RESIDENCE FOR THE SUPERINTENDENT OF THE MISSISSIPPI SCHOOL FOR THE
11 BLIND AND A NEW STORAGE AND BUILDING MAINTENANCE FACILITY ON THE
12 GROUNDS OF THE NEW CAMPUS FOR THE SCHOOL; TO CREATE A SPECIAL FUND
13 INTO WHICH THE PROCEEDS OF THE LEASE MONIES SHALL BE DEPOSITED, TO
14 BE USED FOR THE BENEFIT OF THE MISSISSIPPI SCHOOL FOR THE BLIND
15 AND THE MISSISSIPPI SCHOOL FOR THE DEAF; AND FOR RELATED PURPOSES.

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

17 **SECTION 1.** (1) Acting on behalf of the Department of
18 Finance and Administration, the Mississippi Development Authority,
19 subject to the provisions of subsection (6) and the approval of
20 the Secretary of State, is authorized to lease for a period not to
21 exceed sixty (60) years with an option to renew not to exceed
22 twenty (20) years all of the land, formerly known as the "Old
23 School for the Blind," located north of Eastover Drive in the City
24 of Jackson, Hinds County, Mississippi, and more particularly
25 described as follows:

26 Starting at a concrete monument that is the SE corner of
27 the SW 1/4 of the SW 1/4 of Section 24, T6N, R1E in the
28 First Judicial District, Hinds County, Mississippi, run
29 thence N 00°-01' E along the line between the E 1/2 and
30 the W 1/2 of the SW 1/4 of Section 24, T6N, R1E for a
31 distance of 194.40 feet to a point on the north line of
32 Eastover Drive, as said drive is now laid out and
33 improved, the point of beginning.

34 Run thence N 56°-46' W along said north line of said
35 Eastover Drive for a distance of 3.02 feet to the P.C.
36 of a curve to the left with a radius (chord) of 5769.65
37 feet (angle of curve was omitted, 04°-00'-0r"); Run
38 thence along said curve and said north line of Eastover
39 Drive for a distance of 402.91 feet to the P.T. of said
40 curve; Run thence N 60°-46' W along said north line of
41 said Eastover Drive for a distance of 684.92 feet to a
42 point on the east right-of-way line of U.S. Highway No.
43 51, as said highway is now laid out and improved, Run
44 thence N 29°-14' E along said east right-of-way line of
45 U.S. Highway No. 51 for a distance of 1422.24 feet to a
46 point; Run thence N 87°-06' E for a distance of 251.28
47 feet to a point on the line between the E 1/2 and the W
48 1/2 of the SW 1/4 of Section 24, T6N, R1E, and also
49 being a point on the south line of share 1 of the Mosal
50 partition; Run thence S 00°-01' W along said line
51 between the E 1/2 and the W 1/2 of the SW 1/4 of Section
52 24, T6N, R1E for a distance of 1796.17 feet to the point
53 of beginning.

54 All the above described land being situated in the W 1/2
55 of the SW 1/4 of Section 24, T6N, R1E in the First
56 Judicial District of Hinds County, Mississippi, and
57 being wholly within the corporate limits of the City of
58 Jackson and containing 22.822 acres.

59 (2) (a) The property described in subsection (1) shall be
60 leased for private redevelopment to result in the highest and best
61 use as determined by the Mississippi Development Authority and to
62 ensure that the property is used in a manner as approved by the
63 State Board of Education that will not interfere with the
64 operation of the Mississippi School for the Blind or the
65 Mississippi School for the Deaf. The Mississippi Development
66 Authority is authorized to negotiate all aspects of the lease, and

67 final execution of the lease shall be subject to the approval of
68 the Secretary of State.

69 (b) It is the intent of the Legislature that such
70 property will be leased to a private developer for the benefit of
71 creating value while also preserving the local environment,
72 promoting growth in the area and generating a constant revenue
73 stream for the State of Mississippi.

74 (c) The Mississippi Development Authority is authorized
75 to make such terms and agreements as may be reasonably necessary
76 to effect such intent to ensure a fair and equitable return to the
77 state, and the lease shall contain a provision requiring that the
78 lessee construct a new residence for the Superintendent of the
79 Mississippi School for the Blind and a new storage and building
80 maintenance facility on the grounds of the new campus for the
81 school.

82 (d) The lessee of the property shall be allowed to
83 sublease all or a portion of such property under the terms and
84 conditions agreed to by the Mississippi Development Authority.

85 (3) All lease and rental monies from the lease authorized in
86 this section shall be deposited into a special fund, which is
87 created in the State Treasury. Monies in the special fund shall
88 be disbursed by the Department of Finance and Administration, to
89 the State Board of Education, for the sole benefit of the
90 Mississippi School for the Blind and the Mississippi School for
91 the Deaf. Unexpended amounts remaining in the special fund at the
92 end of a fiscal year shall not lapse into the State General Fund,
93 and any interest earned on amounts in the special fund shall be
94 deposited to the credit of the special fund.

95 (4) Oil, gas and mineral rights in the property shall be
96 reserved to the State of Mississippi, and no provision of the
97 lease may provide otherwise.

98 (5) Nothing in this section shall be construed to authorize
99 the sale or transfer of title to the property described in
100 subsection (1).

101 (6) There is created an advisory committee to the
102 Mississippi Development Authority for the lease of the property
103 described in subsection (1), which shall be composed of the
104 following members:

105 (a) The respective chairmen of the Public Property
106 Committees and Education Committees of the House of
107 Representatives and the Senate;

108 (b) One (1) member of the House of Representatives who
109 resides in Hinds County, to be appointed by the Speaker of the
110 House; and

111 (c) One (1) member of the Senate who resides in Hinds
112 County, to be appointed by the Lieutenant Governor.

113 Before selecting the private developer to which to lease the
114 property described in subsection (1), and while negotiating the
115 terms of the lease with the private developer that has been
116 selected, the Mississippi Development Authority shall consult with
117 the advisory committee and consider any suggestions and
118 recommendations made by the advisory committee regarding the lease
119 of the property.

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