3/15/18 2:15 p.m.

Chapter No. 352
18/HR26/R1317CS
CST / E H

HOUSE BILL NO. 559

Originated in House _____ Clerk

HOUSE BILL NO. 559

AN ACT TO AUTHORIZE THE DEPARTMENT OF FINANCE AND ADMINISTRATION TO ENTER INTO A LEASE AGREEMENT FOR CERTAIN STATE-OWNED REAL PROPERTY WITHIN THE CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI, WITH A NONPROFIT ENTITY FOR THE PURPOSE OF CREATING A PEDIATRIC SKILLED NURSING, PALLIATIVE CARE AND RESPITE FACILITY FOR THE SEVERELY DISABLED; TO PROVIDE THAT THE TERM OF THE INITIAL LEASE SHALL NOT EXCEED FORTY YEARS AND CONTAIN ONE ADDITIONAL TEN-YEAR RENEWAL PERIOD AT THE DISCRETION OF THE DEPARTMENT; AND FOR RELATED PURPOSES.

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

SECTION 1. (1) The Department of Finance and Administration, is authorized to enter into an agreement to lease no more than seven (7) acres of state-owned real property in the City of Jackson, Hinds County, Mississippi, to a nonprofit entity for the purpose of creating a pediatric skilled nursing, palliative care and respite facility for the severely disabled, and for the use of associated administrative office space for an initial term of no more than forty (40) years and one (1) additional ten-year renewal period at the discretion of the Department of Finance and Administration. The property to be leased is currently undeveloped property to the south of Eastover

Drive, west of Ridgewood Road, north of Lakeland Drive and east of I-55, located in the City of Jackson, Hinds County, Mississippi. The parcel of the undeveloped property to be leased shall be that immediately to the south of the Mississippi Library Commission building and immediately to the west of the Mississippi Public Broadcasting building, and more particularly described in the agreement as determined by the Department of Finance and Administration.

(2) At the end of the lease term and any renewals provided for in this act, the property leased under the authority of this section along with any improvements subsequently made thereupon shall revert to the State of Mississippi.

(3) The lease of the real property described in subsection (1) of this section shall consist of a patient care facility which, at a minimum, will contain:

(a) Approximately thirty thousand (30,000) square feet of patient care and related support space;

(b) Approximately 30 patient care beds;

(c) Surface parking; and

(d) Landscaping and green space buffers.

(4) The Department of Finance and Administration shall review and approve all plans prior to issuance of any notice to proceed for clearing, site development or construction to ensure that proposed development:

(a) Is harmonious with current use of adjacent property by state agencies and institutions;

(b) Is appropriately interfaced with state-owned streets and infrastructure, with any tie-in to state-owned utilities properly metered for billing;

(c) Poses no conflict to future development of other adjacent state-owned property; and

(d) Maintains adequate landscape buffer with adjacent private property.

(5) The lease and any amendments to the lease shall be prepared by the Department of Finance and Administration and subject to approval by the Public Procurement Review Board.

(6) All proceeds derived or received from all leases entered into under this section shall be deposited into the state land acquisition fund.

(7) The State of Mississippi shall retain all mineral rights to the real property leased under this section.

(8) The Governor may designate the Executive Director of the Department of Finance and Administration or his or her designee, to attend the meetings of the board of the nonprofit organization which will own and operate the facility. Said attendee shall have no jurisdiction or vote on any matter within the jurisdiction of the board.

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

PASSED BY THE HOUSE OF REPRESENTATIVES
January 25, 2018

Philip Gunn

SPEAKER OF THE HOUSE OF REPRESENTATIVES

PASSED BY THE SENATE
March 1, 2018

Tate Reeves

PRESIDENT OF THE SENATE

APPROVED BY THE GOVERNOR

Phil Bryant

GOVERNOR

3/15/18
2:15 pm