

**RESOLUTION AUTHORIZING THE APPROVAL OF A REAL ESTATE PURCHASE CONTRACT FOR THE ACQUISITION OF CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON TO BE USED FOR THE ADMINISTRATION OF EMERGENCY OPERATIONS, FIRE PROTECTION, AND FOR OTHER COUNTY PURPOSES AS ENUMERATED HEREIN**

**WHEREAS**, the Madison County Board of Supervisors (hereinafter BOS), acting for and on behalf of Madison County, does hereby find, determine, and declare as follows:

1. That the county is in need of acquiring certain real estate for the purpose of improving the efficiency of county administrative services with particular regard to the enhancement of Emergency Operations and Fire Protection services for the benefit of the citizens of Madison County;
2. That the county is in need of additional space for the housing of certain service and social outreach agencies which are supported by the county;
3. The county is authorized to purchase property, lands and real estate for public purposes pursuant to § 49-17-743(l)(n) of the Mississippi Code of 1972 (Annotated);
4. After due diligence and negotiation, the BOS desires to enter into a purchase contract with Madison County Schools for the purchase of lands, buildings and certain other improvement thereupon currently owned by Madison County Schools, and being more particularly described as follows:

A parcel of land fronting 600 feet on the south side of Mississippi State Highway No. 22, containing 15 acres more or less, lying and being situated in the NE ¼, Section 27, Township 9 North, Range 2 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at the intersection of the south lines of Mississippi State Highway No. 22 with the west line of Interstate Highway No. 55 and run S 65° 31' W along the south line of said Highway 22 for 1297 feet to a point at the intersection of a north-south fence line and the point of beginning of the property herein described, thence turn left through a deflection angle of 65° 59' and run along the existing fence for 1314.2 feet to a point; thence turn right through a deflection angle of 90° 00' and run 548.1 feet to a point; thence turn right through a deflection angle of 90° 00' and run 1070 feet to a point on the south line of said Highway 22; thence turn right through a deflection angle of 65° 59' and run along the south line of said Highway 22 for 600 feet to the point of beginning.

5. The county agrees after negotiation, review, due consideration, and reliance upon an Appraisal by K. Mark Brady, SRA (MS Cert. #GA-177) being submitted on February 5, 2015, and which is attached hereto and incorporated as if fully set forth herein, to execute a Purchase Contract, between itself, as Purchaser, and the Madison County Schools, as Seller, by which county will acquire said property, buildings and improvements identified within said appraisal for the purchase price of One Million Three Hundred Thousand Dollars (\$1.3mm);
6. County notes that said purchase price of One Million Three Hundred Thousand Dollars (\$1.3mm) is Three Hundred Twenty-Five Thousand (\$325,000.00) below the appraisal price of One Million Six Hundred Twenty Five Thousand (\$1.625mm) and constitutes a fair and reasonable price for purchase of said land, building and improvements.
7. Grantor, Madison County Schools is to convey said property by Warranty Deed, at closing, which will serve to convey good and marketable title to Madison County without defect, subject only to easements, zoning ordinances, and mineral reservations, if any; and
8. Madison County agrees to cooperate with Madison County Schools in accommodating its request to allow school buses to remain parked upon the lands until such time as it can find a suitable alternate location for the parking of same.

NOW, THEREFORE, BE IT RESOLVED BY MADISON COUNTY, MISSISSIPPI TO ENTER INTO A PURCHASE CONTRACT FOR CERTAIN LANDS, BUILDINGS AND IMPROVEMENTS PURSUANT TO NEGOTIATION BETWEEN ITSELF AS PURCHASER AND MADISON COUNTY SCHOOLS AS SELLER and FURTHER:

1. That Parties mutually agree to the sale and purchase of the real estate, improvements and buildings as enumerated above for the purchase price herein specified;
2. That Parties confirm that a current, contemporary and certified Appraisal was conducted prior to negotiation, which after examination and negotiations, resulted in the purchase price of One Million Three Hundred Thousand Dollars (\$1.3mm), which **board** deems to be fair and reasonable and that said Appraisal shall be attached to this Resolution as if fully enumerated herein;
3. That good and marketable title to said property, buildings and improvements shall be delivered by Grantor, Madison County Schools, pursuant to Warranty Deed, upon Closing of this transaction; and

4. That the BOS has determined that acquisition of said lands and improvements are in the best interests of Madison County and will improve the delivery of emergency and other necessary services to the public at large.

That the President of the Madison County Board of Supervisors and the Chancery Clerk are, and each of them acting alone, is, hereby authorized and directed to take such actions and to execute such documents, certificates and instruments as may be necessary to effectuate the purposes of this Resolution and which may become necessary to complete the land purchase transaction

FOLLOWING the discussion of the foregoing Resolution Supervisor \_\_\_\_\_ made the Motion to adopt the Resolution with Supervisor \_\_\_\_\_ seconding the Motion to adopt the Resolution, and the question being put to a roll call vote, the result was as follows:

Supervisor John Bell Crosby	_____
Supervisor John Howland	_____
Supervisor Gerald Steen	_____
Supervisor Karl M. Banks	_____
Supervisor Paul Griffin	_____

The Motion having received the affirmative vote of a majority of the members present, the President declared the motion carried and this Resolution adopted this the \_\_\_\_ day of May, 2015.

\_\_\_\_\_  
Karl M. Banks, President, Board of Supervisors

Attest:

\_\_\_\_\_  
Chancery Clerk, Madison County, Mississippi