



STATE OF MISSISSIPPI
HALEY BARBOUR, GOVERNOR

DEPARTMENT OF FINANCE AND ADMINISTRATION
KEVIN J. UPCHURCH
EXECUTIVE DIRECTOR

September 30, 2011

The Honorable Haley Barbour
Governor, State of Mississippi
P.O. Box 139
Jackson, MS 39205

Dear Governor Barbour:

Attached for your review and approval is the report from Cushman & Wakefield commissioned by the MS Department of Finance and Administration Bureau of Building, Grounds and Real Property Management (DFA) to assist in selecting a site located in the city limits of Jackson, MS as mandated by SB 3100, Laws of 2011. This report provides the basis and justification for the recommendation from DFA.

Considering the current real estate market and potential availability of existing property, DFA expanded the scope of inquiry to include public and private locations and/or buildings within Hinds County. These properties are also included in the report.

Seven state-owned sites within the city limits of Jackson were investigated as were two sites on which DFA has the legislative authorization to purchase. Eight selection criteria were used based on input from the Mississippi Department of Revenue (MDOR).

- 1) Visibility and image
- 2) Accessibility
- 3) Distance from State Capitol and state office facilities
- 4) Adjacent public buildings
- 5) Surrounding services
- 6) Site capacity
- 7) Existing infrastructure
- 8) Future stability of the site

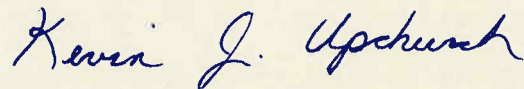
Eleven properties in Hinds County were evaluated through a RFP process administered by Cushman & Wakefield. A very clear choice emerged as part of this process.

If the Governor and Legislature opt to construct a new building on state-owned property, DFA recommends the site north of Smith-Wills stadium.

However, DFA agrees the best location for relocating the Department of Revenue is the Landmark Center in Jackson. It meets the selection criteria and has significant economic benefit to the State, including major cost-savings in the short- and long-term.

DFA concurs with the overall recommendation of Cushman & Wakefield that the economic benefit of securing the Landmark Center, whether through a lease or purchase, is so great when compared to constructing a new building on state-owned land that the State should pursue this route unless major issues are uncovered that have not been identified. One additional issue that further supports pursuing the Landmark Center is timing. It would take some four years to complete construction of a new building whereas it would take less than two years to renovate the Landmark Center to meet the specific functional needs of the MDOR.

Sincerely,

A handwritten signature in blue ink that reads "Kevin J. Upchurch". The signature is written in a cursive style with a large initial "K".

Kevin J. Upchurch

Attachment