

By: Ellis

S.B. No. 1895

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the duration of a lease for municipal civic center
3 property.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Section 1504.012, Government Code, is amended to
6 read as follows:

7 Sec. 1504.012. TERM OF CERTAIN LEASES. In a municipality
8 with a population of 1.9 [~~1.5~~] million or more, a lease entered into
9 under Section 1504.001 may have a term not to exceed 60 years if:

10 (1) the lessee proposes to invest more than \$20
11 million:

12 (A) to renovate or redevelop an existing civic
13 center building and facilities that are used in connection with and
14 are located at or in the immediate vicinity of that building; or

15 (B) to develop a new building or facilities on
16 land administered, operated, or used as a civic center property;
17 and

18 (2) the governing body of the municipality finds that:

19 (A) the renovated or redeveloped building and
20 facilities or the new building or facilities will generate
21 additional revenue for the municipality; and

22 (B) a term that exceeds 30 years is necessary to
23 enable the lessee to recoup its investment or to obtain financing
24 for the project.

1 SECTION 2. This Act takes effect immediately if it receives
2 a vote of two-thirds of all the members elected to each house, as
3 provided by Section 39, Article III, Texas Constitution. If this
4 Act does not receive the vote necessary for immediate effect, this
5 Act takes effect September 1, 2003.