

BILL ANALYSIS

C.S.H.B. 2484
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Urban Affairs
Committee Report (Substituted)

BACKGROUND AND PURPOSE

C.S.H.B. 2484 creates the Aliana Management District in the extraterritorial jurisdiction of the City of Houston in Fort Bend County to administer and promote commercial growth in the district. Containing an approximately 656-acre tract of land, the district will be a municipal management district similar to those operating under Chapter 375, Local Government Code, and Title 4, Special District Local Laws Code.

RULEMAKING AUTHORITY

It is the committee's opinion that this bill does not expressly grant any additional rulemaking authority to a state officer, department, agency, or institution.

ANALYSIS

C.S.H.B. 2484 amends the Special District Local Laws Code to set forth standard language for the creation of the Aliana Management District in Fort Bend County. The bill sets forth general provisions for the nature of the district, the district's public purpose and benefit, a requirement for county consent to the district's creation, and initial district territory; the number of members, composition, appointment, and terms of the board of directors of the district, as well as qualifications for service as a director; initial directors; and the powers and duties of the district, including the power to exercise the powers of a development corporation; to construct, acquire, improve, maintain, and operate a sports venue; to create economic development programs; and to exercise certain economic development powers relating to municipal planning and development and the issuance of obligations for municipal purposes.

C.S.H.B. 2484 sets forth general financial provisions authorizing a district to issue bonds and other obligations, impose a property tax for operations and maintenance, impose contract taxes, impose a hotel occupancy tax, and impose a sales and use tax, subject to the approval of district voters with limited exception. The bill requires the board, for purposes of bonds payable wholly or partly from property taxes, to provide for the annual imposition of a continuing property tax, without limit as to rate or amount, while all or part of the bonds are outstanding as required by law. The bill prohibits the total principal amount of bonds or other obligations issued or incurred to finance road projects from exceeding one-fourth of the assessed value of the real property in the district at the time of issuance. The bill sets forth in detail the initial boundaries of the district. The bill defines the terms "board," "director," and "district."

EFFECTIVE DATE

On passage, or, if the act does not receive the necessary vote, the act takes effect September 1, 2009.

COMPARISON OF ORIGINAL AND SUBSTITUTE

C.S.H.B. 2484 adds a provision, not in the original, prohibiting the Aliana Management District from taking any action until the Fort Bend County commissioners court consents by resolution to the creation of the district. The substitute adds the names, not included in the original, of the initial members of the district's board of directors.