

1-1 By: Hughes S.B. No. 479
 1-2 (In the Senate - Filed January 27, 2021; March 9, 2021, read
 1-3 first time and referred to Committee on Local Government;
 1-4 March 31, 2021, reported favorably by the following vote: Yeas 9,
 1-5 Nays 0; March 31, 2021, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16	X			

1-17 A BILL TO BE ENTITLED
 1-18 AN ACT

1-19 relating to the powers of the TexAmericas Center, including its
 1-20 authority to issue bonds.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. Section 3503.101(b), Special District Local Laws
 1-23 Code, is amended to read as follows:

1-24 (b) The authority may exercise any power or duty necessary
 1-25 or appropriate to carry out a project described by Section
 1-26 3503.003(a)(3) and the purposes of this chapter, including the
 1-27 power to:

1-28 (1) sue and be sued, and plead and be impleaded, in its
 1-29 own name;

1-30 (2) adopt an official seal;

1-31 (3) adopt, enforce, and amend rules for the conduct of
 1-32 its affairs;

1-33 (4) acquire, hold, own, pledge, and dispose of its
 1-34 revenue, income, receipts, and money from any source;

1-35 (5) select its depository;

1-36 (6) acquire, own, rent, lease, accept, hold, or
 1-37 dispose of any property, or any interest in property, including
 1-38 rights or easements, in performing its duties and exercising its
 1-39 powers under this chapter, by purchase, exchange, gift, assignment,
 1-40 sale, lease, or other method;

1-41 (7) hold, manage, operate, or improve the property;

1-42 (8) sell, assign, lease, encumber, mortgage, or
 1-43 otherwise dispose of property, or any interest in property, and
 1-44 relinquish a property right, title, claim, lien, interest,
 1-45 easement, or demand, however acquired;

1-46 (9) perform an activity authorized by Subdivision (8)
 1-47 by public or private sale, with or without public bidding,
 1-48 notwithstanding any other law;

1-49 (10) lease or rent any land and building, structure,
 1-50 or facility from or to any person to carry out a chapter purpose;

1-51 (11) request and accept an appropriation, grant,
 1-52 allocation, subsidy, guarantee, aid, service, labor, material, or
 1-53 gift, from the federal government, the state, a public agency or
 1-54 political subdivision, or any other source;

1-55 (12) operate and maintain an office and appoint and
 1-56 determine the duties, tenure, qualifications, and compensation of
 1-57 officers, employees, agents, professional advisors and counselors,
 1-58 including financial consultants, accountants, attorneys,
 1-59 architects, engineers, appraisers, and financing experts, as
 1-60 considered necessary or advisable by the board;

1-61 (13) borrow money and issue bonds, payable solely from

2-1 all or a portion of any authority revenue, by resolution or order of
2-2 the board and without the necessity of an election;

2-3 (14) set and collect rents, rates, fees, and charges
2-4 regarding the property and any services provided by the authority;

2-5 (15) exercise the powers Chapters 373 and 380, Local
2-6 Government Code, grant to a municipality for the development of
2-7 housing and expansion of economic development and commercial
2-8 activity;

2-9 (16) exercise the powers Chapter 49, Water Code,
2-10 grants to a general-law district;

2-11 (17) exercise the powers Chapter 54, Water Code,
2-12 grants to a municipal utility district;

2-13 (18) exercise the powers Chapter 552, Transportation
2-14 Code, grants to a road utility district;

2-15 (19) exercise the powers Subchapter C, Chapter 271,
2-16 Local Government Code, grants to a municipality or county;

2-17 (20) exercise the powers Chapter 552, Local Government
2-18 Code, grants to a municipality for the provision of municipal
2-19 utilities;

2-20 (21) contract and be contracted with, in the
2-21 authority's own name, another person in the performance of the
2-22 authority's powers or duties to carry out a project described by
2-23 Section 3503.003(a)(3), or to accomplish the purposes of this
2-24 chapter for a period of years, on the terms, and by competitive
2-25 bidding or by negotiated contract, all as the board considers
2-26 appropriate, desirable, and in the best interests of the authority
2-27 and the accomplishment of chapter purposes;

2-28 (22) acquire, hold, own, sell, assign, lease,
2-29 encumber, mortgage, or otherwise dispose of any real, personal, or
2-30 mixed property located outside the perimeter of the property
2-31 described by Section 3503.004 if the other property enhances or
2-32 facilitates the development, redevelopment, maintenance, or
2-33 expansion of new and existing businesses, industry, or commercial
2-34 activity on the property;

2-35 (23) exercise the powers Chapter 22, Transportation
2-36 Code, grants to a municipality or county;

2-37 (24) exercise the powers Chapter 379B, Local
2-38 Government Code, grants to a defense base development authority;

2-39 (25) exercise the powers of a municipality under
2-40 Chapters 211 and 212, Local Government Code, in the territory of the
2-41 authority, including an area of the authority that is in the
2-42 boundaries of a municipality's limited purpose jurisdiction and
2-43 extraterritorial jurisdiction. On annexation of an area of the
2-44 authority for full purposes by a municipality, the authority's
2-45 power to regulate the area under Chapters 211 and 212 expires. The
2-46 authority regains the power in an area if the municipality
2-47 disannexes the area; ~~and~~

2-48 (26) fund and carry out a project the board determines
2-49 will promote or support an active military base located in the same
2-50 county as the authority to prevent closure or realignment of the
2-51 base and attract new military missions to the base, including a
2-52 project to create jobs, retain jobs, grant or loan money to a
2-53 federal entity, make improvements to infrastructure, buildings, or
2-54 land, or acquire land; and

2-55 (27) for a fee, provide services or operate facilities
2-56 inside or outside the boundaries of the authority and this state to
2-57 promote, enhance, develop, or assist a person in the creation of a
2-58 new business, industry, or commercial activity in the boundaries of
2-59 the authority.

2-60 SECTION 2. Subchapter C, Chapter 3503, Special District
2-61 Local Laws Code, is amended by adding Section 3503.113 to read as
2-62 follows:

2-63 Sec. 3503.113. POWERS AND AUTHORITIES OF DEFENSE BASE
2-64 DEVELOPMENT AUTHORITY. (a) The authority may exercise the powers
2-65 given to a defense base development authority created under Chapter
2-66 379B, Local Government Code.

2-67 (b) This chapter prevails over Chapter 379B, Local
2-68 Government Code, in the event of a conflict.

2-69 SECTION 3. Subchapter E, Chapter 3503, Special District

3-1 Local Laws Code, is amended by adding Section 3503.205 to read as
3-2 follows:

3-3 Sec. 3503.205. OBLIGATIONS AND CREDIT AGREEMENTS. (a) The
3-4 authority may issue, sell, and deliver obligations and execute
3-5 credit agreements as provided by Chapter 1371, Government Code.

3-6 (b) The authority may delegate its authority in connection
3-7 with the issuance of bonds in the same manner as an issuer under
3-8 Chapter 1371, Government Code.

3-9 SECTION 4. (a) The legal notice of the intention to
3-10 introduce this Act, setting forth the general substance of this
3-11 Act, has been published as provided by law, and the notice and a
3-12 copy of this Act have been furnished to all persons, agencies,
3-13 officials, or entities to which they are required to be furnished
3-14 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
3-15 Government Code.

3-16 (b) The governor, one of the required recipients, has
3-17 submitted the notice and Act to the Texas Commission on
3-18 Environmental Quality.

3-19 (c) The Texas Commission on Environmental Quality has filed
3-20 its recommendations relating to this Act with the governor, the
3-21 lieutenant governor, and the speaker of the house of
3-22 representatives within the required time.

3-23 (d) All requirements of the constitution and laws of this
3-24 state and the rules and procedures of the legislature with respect
3-25 to the notice, introduction, and passage of this Act are fulfilled
3-26 and accomplished.

3-27 SECTION 5. This Act takes effect immediately if it receives
3-28 a vote of two-thirds of all the members elected to each house, as
3-29 provided by Section 39, Article III, Texas Constitution. If this
3-30 Act does not receive the vote necessary for immediate effect, this
3-31 Act takes effect September 1, 2021.

3-32 * * * * *