

BILL ANALYSIS

Senate Research Center
89R17425 RAL-F

C.S.S.B. 1012
By: Kolkhorst
Business & Commerce
4/22/2025
Committee Report (Substituted)

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

H.B. 4025 in the 88th Legislature allowed the state to sell two surplus properties where the Health and Human Services Commission (HHSC) has vacant buildings and the Texas State Library and Archives Commission (TSLAC) operates a warehouse. S.B. 1012 is an identical refile of the legislation as it passed Business & Commerce last session.

Key Provisions

- Requires the General Land Office (GLO), as soon as practicable after the effective date of this Act, to offer to sell the real property.
- Requires GLO to negotiate and close a transaction under this section under Section 31.158, Natural Resources Code. This requires that proceeds from the transaction be deposited in the general revenue fund.
- Requires that the sale of TSLAC property be contingent upon the construction and occupation of an alternative state records facility that replaces the facility.

Changes in Committee Substitute

- The HHSC property not being suitable for a sale due to title issues, instead this bill authorizes a long term lease of the property which is located across from Chili's at 45th & Lamar. This bill directs the proceeds of the lease to Fund 543 for the benefit of HHSC.
- This bill also directs the proceeds from the TSLAC property to be put into a general revenue dedicated fund for capital improvements to public-facing TSLAC facilities in advance of the Bicentennial in 2036.
- The substitute also ensures TSLAC property may be leased or sold.
- The goal of using these proceeds is to make the TSLAC facilities in Austin and in Liberty County more accessible. This ensures that Texans will have access to original source documents.

(Original Author's/Sponsor's Statement of Intent)

C.S.S.B. 1012 amends current law relating to authorizing the sale by the State of Texas of certain real property located in Austin, Texas.

RULEMAKING AUTHORITY

This bill does not expressly grant any additional rulemaking authority to a state officer, institution, or agency.

SECTION BY SECTION ANALYSIS

SECTION 1. (a) Requires the General Land Office (GLO), as soon as practicable after the effective date of this Act, to offer to sell or lease the real property described by Section 2 of this Act under the terms provided by this section.

(b) Requires GLO to negotiate and close a transaction under this section under Section 31.158, Natural Resources Code. Requires that proceeds from the transaction be deposited in a new dedicated account in the general revenue fund, to be known as the bicentennial Texas State Library and Archives Commission fund (fund). Requires that proceeds from the fund to be used for capital improvements to the Sam Houston Regional

Library and Research Center and the Lorenzo de Zavala State Archives and Library Building and to make original source material more accessible to the public.

(c) Requires that the sale of the real property described by Section 2 of this Act be contingent upon the construction and occupation of an alternative state records facility that replaces the facility being operated on the real property by the Texas State Library and Archives Commission on the effective date of this Act.

SECTION 2. Provides that the real property held by the State of Texas is situated in Travis County, Texas, and more particularly described as follows: 20.3127 acres, more or less, located at 4400 Shoal Creek Boulevard in Austin, Travis County, Texas, and having a legal description of ABS 697 SUR 7 SPEAR G W ACR 20.3127.

SECTION 3. (a) Defines "commission."

(b) Authorizes the Health and Human Services Commission (HHSC), as soon as practicable after the effective date of this Act, to lease the real property described by Section 4 of this Act under the terms provided by this section.

(c) Requires HHSC to negotiate execution of one or more leases under Section 533.087 (Lease of Rental Property), Health and Safety Code. Requires that proceeds from a lease authorized by this section be deposited in the Texas capital trust fund for the benefit of HHSC.

(d) Requires that a lease of all or a portion of the real property described by Section 4 of this Act provide for HHSC approval and restriction of the lessee's proposed use of the property and grant HHSC easements to HHSC properties adjacent to the leased property.

SECTION 4. Provides that the real property to which Section 3 of this Act applies is situated in Travis County, Texas, and more particularly described as follows: Approximately 7.5 acres adjoining the south right of way line of West 45th street and the East right of way line of Lamar Blvd., located in Austin, Travis County, Texas, and furthermore being described as located in LOTS 79, 80 AND 82, DIVISION D OF THE GOVERNMENT OUTLOTS on file in GLO.

SECTION 5. Effective date: September 1, 2025.