

BILL ANALYSIS

S.B. 2044
By: Nichols
Special Purpose Districts
Committee Report (Unamended)

BACKGROUND AND PURPOSE

Currently, there is undeveloped raw land located within the extraterritorial jurisdiction of the City of Houston in Montgomery County. A management district over this property is proposed to provide services and improvements.

S.B. 2044 creates Chapter 3941, Special District Local Law Code, relating to Valley Ranch Town Center Management District (district). The district will function as a political subdivision of the State of Texas to accomplish the public infrastructure and improvement projects of the district. Municipal management districts operate pursuant to Chapter 375, Local Government Code.

S.B. 2044 amends current law to create the the creation of Valley Ranch Town Center Management District, provides authority to issue bonds, and provides authority to impose assessments, fees, or taxes.

CRIMINAL JUSTICE IMPACT

It is the committee's opinion that this bill does not expressly create a criminal offense, increase the punishment for an existing criminal offense or category of offenses, or change the eligibility of a person for community supervision, parole, or mandatory supervision.

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

SECTION 1. Amends Subtitle C, Title 4, Special District Local Laws Code, by adding Chapter 3941, as follows:

CHAPTER 3941. VALLEY RANCH TOWN CENTER MANAGEMENT DISTRICT

Sets forth standard language for the creation of the Valley Ranch Town Center Management District (district) in Montgomery County. Sets forth standards procedures, requirements, and criteria for:

Creation and approval of the district, including provisions related to definitions, nature of district; purpose and declaration of intent; findings of benefit and public purpose; initial district territory; eligibility for inclusion in special zones; applicability of municipal management; construction of chapter (Sections 3941.001-3941.008);

Size, composition, election, and terms of the board of directors of the district, including provisions related to governing body and terms; appointment of voting directors; nonvoting directors; quorum; compensation; and initial voting directors (Sections 3941.051-3941.056);

Powers and duties of the district, including provisions related to general powers and duties; improvement projects and services; development corporation powers; nonprofit corporation; agreements and grants; law enforcement services; membership in charitable organizations; economic development programs; parking facilities; annexation of land; and no eminent domain power (Sections 3941.101-3941.111);

General financial provisions and assessments and taxes and bonds, including provisions related to disbursements and transfers of money; money used for improvements or services; petition required for financing services and improvements with assessments; assessments and liens for assessments; tax and assessment abatements; elections regarding taxes and bonds; operation and maintenance tax; contract taxes; authority to borrow money and to issue bonds and other obligations; taxes for bonds (Sections 3941.151-3941.155 and Sections 3941.201-3941.205);

Dissolution of district, including provisions related to municipal annexation and dissolution (Section 3941.251).

SECTION 2. Sets forth the initial boundaries of the district.

SECTION 3. Provides that all requirements of the constitution and the laws of this state and the rules and procedures of the legislature with respect to the notice, introduction, and passage of this Act are fulfilled and accomplished.

SECTION 4. Provides for the effective date of this Act.

EFFECTIVE DATE

Upon passage, or, if the Act does not receive the necessary vote, the Act takes effect September 1, 2015.