

SUBJECT: Sale of state-owned property in Bexar County

COMMITTEE: Land and Resource Management — favorable, without amendment

VOTE: 7 ayes — Saunders, Mowery, Combs, Hamric, Krusee, B Turner, Howard
0 nays —
2 absent — Alexander, Hilderbran

SENATE VOTE: On final passage, April 3 — 30-0

WITNESSES: (*On House companion bill, HB 1939*):
For — None
Against — None
On — Bill Dunn, General Land Office

DIGEST: SB 956 would authorize the General Land Office to sell two tracts of state owned land in Bexar County currently held by the Texas General Services Commission.

The sale would have to be in accord with procedures in Sec. 31.158 of the Natural Resources Code regarding sale or lease of state-owned real property. The tracts could be sold in whole or in part.

Surrounding property owners would be given a preferential right to purchase the property before it was made available for sale to another person, but only if the owner would be willing to pay fair market value. Fair market value would be determined by a General Land Office appraiser.

The bill would take effect immediately if approved by two-thirds of the membership of each house.

**SUPPORTERS
SAY:**

A property owner desiring to expand an existing business has approached the state to purchase these tracts of land. This land is a surface parking lot and is not a particularly desirable piece of property.

Giving preference rights to adjoining land owners of these tracts would not conflict with open bidding requirements since the Texas Constitution's competitive bidding provision has been interpreted as not applying to a sale of real property.

**OPPONENTS
SAY:**

No apparent opposition

NOTES:

According to the fiscal note, the General Land Office anticipates spending about \$2,000 for the appraisal and sale of the property. The value has been estimated at \$60,000 for a probable gain of \$57,869 to the Texas capitol trust fund, which is part of the general revenue fund.