

## **BILL ANALYSIS**

Senate Research Center

S.B. 1766  
By: Moncrief  
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As Filed

### **DIGEST**

Currently, the National Defense Authorization Act defines a redevelopment authority as any entity recognized by the Secretary of Defense as the entity responsible for developing the redevelopment plan or for directing the implementation of such a plan. Under the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, local redevelopment authorities are responsible for obtaining expressions of interest in redeveloping the property from local governments and interested parties. S.B. 1766 establishes a Westworth Village-White Settlement Redevelopment Authority (authority) as a political subdivision of the state for the purpose of accepting title from the United States to property related to the Carswell Air Force Base, and provides that the boundaries of the authority would be coterminous with the boundaries of the city of Westworth Village and that of White Settlement, Texas. This legislation also establishes the administration, powers, duties, operations, and financing of the authority.

### **PURPOSE**

As proposed, S.B. 1766 provides for the creation, administration, powers, duties, operations, and financing of the Westworth Village-White Settlement Redevelopment Authority; and grants the power of eminent domain.

### **RULEMAKING AUTHORITY**

Rulemaking authority is granted to the board of directors of the Westworth Village-White Settlement Redevelopment Authority in SECTION 7 of this bill.

### **SECTION BY SECTION ANALYSIS**

SECTION 1. DEFINITIONS. Defines "authority," "board," "village," and "city."

SECTION 2. ESTABLISHMENT. Provides that the Westworth Village-White Settlement Redevelopment Authority (authority) is hereby established as a political subdivision of the State of Texas with boundaries coterminous with the boundaries of the city of White Settlement, Texas (city) and the city of Westworth Village (village) on adoption of resolutions by both the city and the village authorizing the authority's establishment and each appointing three members to the board of directors of the authority (board).

SECTION 3. BOARD. Requires the board to consist of six members and provides that the board is responsible for the management, operation, and control of the authority. Sets forth the procedure regarding appointment of members of the board; terms of service; selection of officers; business transactions; filling of vacancies; employment of persons to carry out the authority's functions; and compensation of employees.

SECTION 4. PURPOSE. Provides that the authority is created to accept title from the U.S. to all or any portion of certain real property (the property); and to utilize the property and all assistance available from the U.S. government and all other sources to replace and enhance the economic benefits generated for the property by Carswell Air Force Base with certain diversified activity, provided that any use or development of land within Parcel G may not be undertaken without the prior written consent of the city of Fort Worth, Texas.

SECTION 5. POWERS. Provides that the authority is hereby granted, has, and may exercise all powers necessary or appropriate to carry out, achieve, or effectuate the purpose of this Act, including, without limitation, certain specific powers.

SECTION 6. EXEMPT FROM TAXATION. Provides that the properties, revenues, and income of the authority are exempt from all taxes levied by the state or a political subdivision of the state.

SECTION 7. COMPETITIVE BIDS. Establishes the procedure regarding competitive bids. Authorizes the board to adopt rules governing the taking of bids and the awarding of contracts.

SECTION 8. DISSOLUTION. Sets forth the terms by which the authority is authorized to be dissolved by the board. Provides that it is the intent of the legislature that the authority be dissolved after conveyance and sale of all of the property.

SECTION 9. Severability clause.

SECTION 10.           Emergency clause.  
                  Effective date: upon passage.