

House Bill 809

By: Representatives O`Neal of the 146<sup>th</sup>, Harden of the 147<sup>th</sup>, Sellier of the 136<sup>th</sup>, and Talton of the 145<sup>th</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To create the Warner Robins Public Facilities Authority; to provide for a short title; to  
2 provide for definitions; to provide for its purpose; to provide for its powers; to provide for  
3 the membership of the authority and their terms of office, qualifications, and compensation;  
4 to provide for the issuance and sale of revenue bonds and other obligations; to provide that  
5 such revenues and other obligations are not general obligations; to provide for trust  
6 indentures; to provide for the security for such revenue bonds and other obligations; to  
7 provide for refunding revenue bonds and other obligations; to provide for a principal office;  
8 to provide for validation; to provide for no impairment of rights; to provide for trust funds  
9 and investments; to provide for the power to set rates, fees and charges; to provide for  
10 exemptions from taxation; to provide for tort immunity; to provide for exemptions from levy  
11 and sale; to provide for its area of operation; to provide for supplemental powers; to provide  
12 for no power to impose taxes or exercise the power of eminent domain; to provide for the  
13 conveyance of property upon dissolution; to provide for liberal construction; to provide for  
14 severability; to repeal conflicting laws; and for other purposes.

15 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

16 **SECTION 1.**

17 Short title.

18 This Act shall be known and may be cited as the "Warner Robins Public Facilities Authority  
19 Act."

20 **SECTION 2.**

21 Definitions.

22 As used in this Act, the following words and terms shall have the meaning specified unless  
23 the context or use clearly indicates a different meaning or intent:

- 24 (1) "Authority" means the Warner Robins Public Facilities Authority created by this Act.
- 25 (2) "City" means Warner Robins, Georgia, or its successor.
- 26 (3) "Cost of the project" shall include:
- 27 (A) The cost of construction;
- 28 (B) The cost of all land and interests therein, properties, rights, easements, and
- 29 franchises acquired;
- 30 (C) The cost of acquiring, constructing, or erecting buildings, improvements, materials,
- 31 labor, and services;
- 32 (D) The cost of all fixtures, furnishings, machinery and equipment;
- 33 (E) Issuance costs, including, but not limited to, fees or discounts of underwriters or
- 34 placement agents, the funding of reserve accounts, financing charges including interest
- 35 prior to and during the construction or acquisition of any project and for up to one year
- 36 after such project is placed into service and operational at the level intended;
- 37 (F) The cost of construction, engineering, architectural, fiscal, accounting, inspection,
- 38 and legal expenses relating to a project or to the financing or refinancing of any project
- 39 and other expenses necessary or incident to determining the feasibility or practicability
- 40 of any project;
- 41 (G) Administrative expenses relating to any project or the financing or refinancing
- 42 thereof, and such other expenses as may be necessary or incident to the financing or
- 43 refinancing of a project herein authorized, the acquisition, construction, renovation,
- 44 reconstruction, or remodeling of a project, and the placing of the same in operation.
- 45 Any obligation or expense incurred for any of the foregoing purposes shall be regarded
- 46 as part of the cost of the project and may be paid or reimbursed as such out of any funds
- 47 of the authority, including proceeds of any revenue bonds or other obligations issued
- 48 under the provisions hereof for any such project or projects and the proceeds of the sale
- 49 of any contracts, lease agreements, or installment sales agreements or the amounts
- 50 payable thereunder, either directly or by the creation of interests therein.
- 51 (4) "Obligations" means and includes revenue bonds, bond anticipation notes, other
- 52 promissory notes, certificates of participation, custodial receipts or other similar
- 53 instruments creating interests in any contracts, lease agreements, or installment sales
- 54 agreements or in the amounts payable to the authority, directly or indirectly, thereunder.
- 55 (5) "Private person" means any individual or any legal entity, other than a public body,
- 56 whether operated for profit or not for profit.
- 57 (6) "Project" means any capital project which may be financed with revenue bonds under
- 58 general laws in effect from time to time, which is located or to be located in the city, that
- 59 is determined by the authority to promote the public good or general welfare of the
- 60 citizens of the city, or of the state, or any of its enterprises or systems, including, but not

61 limited to, the acquisition, construction, renovation, improvement, extension, addition,  
62 or equipping within the city of:

63 (A) Utility systems and improvements, including without limitation water and sewer  
64 systems and facilities, sewage and solid waste disposal systems and facilities, and  
65 electric, gas, and other similar facilities and systems;

66 (B) Emergency facilities, including emergency, fire, police, and rescue facilities and  
67 equipment;

68 (C) Recreational facilities, including parks, athletic fields, buildings, or facilities and  
69 other similar facilities or related equipment;

70 (D) Public safety facilities, including prisons, jails, police stations, facilities, or  
71 equipment, and state patrol or other law enforcement facilities or equipment;

72 (E) Educational, cultural, or historical facilities and equipment;

73 (F) Administrative facilities or equipment, including city municipal buildings and other  
74 governmental buildings;

75 (G) Courthouses, public libraries and jails;

76 (H) Facilities relating to aviation, including, but not limited to, airports, airfields,  
77 airport terminals, hangars, control towers, facilities for the repair and maintenance of  
78 aircraft; and

79 (I) Other facilities; any project may be leased to, subleased to, operated or otherwise  
80 used by the authority or any other public body or any private person.

81 (7) "Public bodies" means and includes, the United States of America and any federal  
82 agency, department, authority or any branch of its armed services, and any county,  
83 political subdivision or municipality of the state, and any state or local government  
84 agency, department, authority, agency, board, authority, or instrumentality, each being  
85 a "public body."

86 (8) "Revenue bonds" means revenue bonds issued by the authority pursuant to the terms  
87 of this Act or under Article 3 of Chapter 82 of Title 36 of the O.C.G.A, known as the  
88 "Revenue Bond Law."

89 (9) "State" means the State of Georgia.

### 90 SECTION 3.

91 Creation of authority; purpose.

92 There is created a body corporate and politic to be known as the "Warner Robins Public  
93 Facilities Authority," which shall be deemed to be a public corporation. Such corporation  
94 shall be separate and distinct from any public corporation or other entity heretofore created  
95 by the General Assembly and shall be an instrumentality of the state exercising governmental

96 and proprietary powers. The authority is created for the purpose of promoting the public  
97 good and general welfare of the citizens of the city and of the state and financing and  
98 providing facilities, equipment, and services within the city, for sale to, lease or sublease to,  
99 or operation by any public body or any private person. In connection with the exercise of  
100 any of its powers, the members of the authority may make findings or determinations that the  
101 exercise of its powers as proposed will promote the public good and general welfare, and  
102 assist public bodies in providing facilities, equipment, and services in the city, and such  
103 findings or determinations, if made, shall be conclusive and binding and shall not be subject  
104 to review.

#### 105 **SECTION 4.**

##### 106 Powers of the authority.

107 The authority shall have the power:

- 108 (1) To sue and be sued;
- 109 (2) To have and to use a seal and to alter the same at its pleasure;
- 110 (3) To acquire, construct, purchase, hold, own, lease as lessee, expand, improve,  
111 renovate, repair, maintain, and operate real and personal property or interests therein;
- 112 (4) To enter into contracts for operation, management, maintenance and repair of any of  
113 its property and for other purposes;
- 114 (5) To sell, lease as lessor, or otherwise transfer, pledge or dispose of any real and  
115 personal property or interests therein. In connection with any such lease, sale, transfer,  
116 assignment, or other disposition, to the extent allowed by general law the authority need  
117 not comply with any other provision of law requiring public bidding or any notice to the  
118 public of such lease, sale, transfer, assignment, or other disposition;
- 119 (6) To exercise the powers conferred upon a "public corporation" or a "public authority"  
120 by Article IX, Section III, Paragraph I of the Constitution of Georgia, such authority  
121 being expressly declared to be a "public corporation" or a "public authority" within the  
122 meaning of such provision of the Constitution of Georgia;
- 123 (7) To acquire projects and other property in its own name by gift or by purchase on such  
124 terms and conditions and in such manner as it may deem proper. If the authority shall  
125 deem it expedient to construct any project on real property or any interest therein or  
126 usufruct therein which is subject to the control of any other public body, then such other  
127 public body is hereby authorized to convey or lease such real property or interest therein  
128 to the authority for no consideration or for such consideration as may be agreed upon by  
129 the authority and such other public body, taking into consideration the public benefit to  
130 be derived from such conveyance, lease or usufruct. Any public body may transfer such

131 real property or interest therein without regard to any determination as to whether or not  
132 such property or interest therein is surplus;

133 (8) To accept gifts and bequests for its corporate purposes;

134 (9) To appoint, select, and employ, with or without bidding as the authority may choose,  
135 officers, agents, and employees, including engineering, architectural, and construction  
136 experts, fiscal agents, underwriters or other advisors, and attorneys, and to fix their  
137 compensation;

138 (10) To make and execute with one or more public bodies and private persons contracts,  
139 lease agreements, rental agreements, installment sale agreements, and other instruments  
140 relating to the property of the authority and incident to the exercise of the powers of the  
141 authority, including contracts for constructing, renting, leasing, and selling its projects  
142 for the benefit of other public bodies and, without limiting the generality of the foregoing,  
143 authority is specifically granted to the authority and to other public bodies to enter into  
144 contracts, lease agreements, rental agreements, installment sale agreements, and related  
145 agreements with each other relating to the provision of any project or services for a term  
146 not exceeding 50 years, as provided in Article IX, Section III, Paragraph I (a) of the  
147 Constitution of Georgia;

148 (11) To the extent not prohibited by the Constitution of the state or by general law, to be  
149 a co-owner, along with other public bodies and private persons, of any property or  
150 business entity if the authority finds and determines that such co-ownership is in the best  
151 interests of the authority and will serve the public purposes of the authority;

152 (12) To purchase policies of insurance as may be deemed appropriate for its corporate  
153 purposes;

154 (13) To operate, lease, sell, transfer, or otherwise dispose of any property, real or  
155 personal, or assets of the authority, or to assign its rights under its contracts, lease  
156 agreements, or installment sale agreements or its right to receive payments thereunder,  
157 either directly or through trust or custodial arrangements whereby interests are created  
158 in such contracts, lease agreements, or installment sale agreements or the payments to be  
159 received thereunder through the issuance of trust certificates, certificates of participation,  
160 custodial receipts, or other similar instruments. In connection with any such lease, sale,  
161 transfer, assignment, or other disposition, the authority need not comply with any other  
162 provision of law requiring public bidding or any notice to the public of such lease, sale,  
163 transfer, assignment, or other disposition;

164 (14) To accept loans and grants of money or property of any kind from the United States,  
165 or any public body or private person and all public bodies are authorized to make grants  
166 to the authority, subject to any limitations in the Constitution of Georgia;

167 (15) To borrow money for any of its corporate purposes and to issue revenue bonds and  
 168 other obligations payable from funds or revenues of the authority pledged for that  
 169 purpose and to pledge and assign any of its revenues, income, rents, charges, and fees to  
 170 provide for the payment of the same and to provide for the rights of the holders of such  
 171 obligations;

172 (16) To enter into:

173 (A) Interest rate swaps, collars, or other types of interest rate management agreements,  
 174 or

175 (B) Credit enhancement or liquidity agreements relating to any obligations of the  
 176 authority, provided that the obligation of the authority under such agreements shall not  
 177 be a general obligation of the authority but shall be a limited obligation of the authority  
 178 payable from a specific source of funds identified for such purpose;

179 (17) To make such rules and regulations governing its employees and property as it may  
 180 in its discretion deem proper;

181 (18) To be sued the same as any private corporation on any contractual obligation of the  
 182 authority. The authority shall have the same rights to sue any other person or entity as  
 183 any private corporation;

184 (19) To issue its revenue bonds or other obligations to finance or refinance any project  
 185 which may be financed by any public body; and

186 (20) To have and exercise usual powers of private corporations except such as are  
 187 inconsistent with this Act or inconsistent with general law, and to do any and all things  
 188 necessary and convenient to accomplish the purpose and powers of the authority as herein  
 189 stated.

## 190 **SECTION 5.**

191 **Members of the authority; terms of office.**

192 The persons who from time to time are serving as the mayor of the city and members of its  
 193 city council shall be by virtue of such office also a member of the authority and shall serve  
 194 on the governing board of the authority so long as such person serves as the mayor or as a  
 195 member of the city council of the city. Each member of the authority shall hold office for  
 196 a term coinciding with his or her term as such mayor or as a member of such city council.  
 197 In the event that the number of members of the city council is changed, then the number of  
 198 members of the authority shall be correspondingly changed. Immediately after taking the  
 199 oath of office as mayor or as a member of the city council of the city, such city official shall  
 200 enter upon his or her duties as a member of the authority. A majority of the members of the  
 201 authority holding office at any time shall constitute a quorum, and no vacancy on the

202 authority shall impair the right of the quorum to exercise all the rights and perform all the  
203 duties of the authority and, in every instance, a majority vote of a quorum shall authorize any  
204 legal act of the authority, including all things necessary to authorize and issue revenue bonds  
205 and other obligations. The mayor of the city shall serve as chairperson of the authority and  
206 the mayor pro tem shall serve as vice chairperson of the authority. The mayor may appoint  
207 an employee of the city to serve as secretary of the authority, or in the absence of such  
208 appointment, the city clerk of the city shall serve as secretary. The mayor may appoint an  
209 employee of the city to serve as treasurer of the authority, or in the absence of such  
210 appointment, the city's chief financial officer shall serve as treasurer. The members of the  
211 authority shall not be entitled to compensation for their services as members of the authority,  
212 but may be reimbursed for their actual expenses necessarily incurred in the performance of  
213 their duties. The authority may make rules and regulations for its own governance and it  
214 shall have perpetual existence. Any change in name or composition of the authority shall in  
215 no way affect the vested rights of any person under the provisions of this Act or impair the  
216 obligations of any contracts existing under this Act. The mayor and members of the city  
217 council, as officers of the city, may vote on transactions between the city and the authority  
218 and the members of the authority may likewise vote on transactions between the city and the  
219 authority and the same shall not be deemed to create any conflict of interest.

220

**SECTION 6.**

221

Issuance and sale of revenue bonds and other obligations.

222 The authority shall have power and is authorized from time to time to provide for the  
223 issuance and sale of negotiable revenue bonds in the manner provided by Article 3 of  
224 Chapter 82 of Title 36 of the O.C.G.A., known as the "Revenue Bond Law," and may issue  
225 other obligations for the purpose of paying all or any part of the cost of any one or more  
226 projects, including the cost of constructing, reconstructing, equipping, extending, adding to,  
227 or improving any such project, or for the purpose of refunding, as herein provided, any such  
228 bonds or other obligations of the authority or to refund bonds or other obligations of any  
229 other authority or public body previously issued to finance or refinance the cost of a project.  
230 The principal of and interest on such revenue bonds or other obligations shall be a limited  
231 obligation of the authority payable solely from the source or sources of funds specified in the  
232 indenture or resolution of the authority authorizing the issuance of such revenue bonds or  
233 other obligations. Such revenue bonds or other obligations shall mature on such dates, bear  
234 interest at such rate or rates, whether fixed or variable, be subject to redemption and have  
235 such other terms as the authority may provide in the indenture or resolution relating thereto.  
236 Such revenue bonds or other obligations may be issued for cash, property or other

237 consideration and may be sold in a negotiated sale or in a public sale at such price on such  
238 terms as the authority may determine. The offer, sale or issuance of bonds or other  
239 obligations of the authority shall be exempt from registration to the extent provided in  
240 Chapter 5 of Title 10, the "Georgia Securities Law," or any other law, including, without  
241 limitation, the Georgia Uniform Securities Act of 2008 contained in Chapter 5 of Title 10 of  
242 the Code, as the same may be amended from time to time.

243 **SECTION 7.**

244 Revenue bonds or other obligations not a debt or general obligation.

245 Revenue bonds or other obligations issued under the provisions of this Act or any loan  
246 incurred as authorized herein shall not constitute a debt or a pledge of the faith and credit of  
247 any other public body, but shall be payable solely from the sources as may be designated in  
248 the resolution or indenture of the authority authorizing the issuance of the same. The  
249 issuance of such obligations shall not directly, indirectly, or contingently obligate any public  
250 body to levy or to pledge any form of taxation whatsoever for the payment thereof, unless  
251 otherwise provided by an intergovernmental contract executed by such public body. No  
252 holder of any bond or other obligation or receiver or trustee in connection therewith shall  
253 have the right to enforce the payment thereof against any property of any other public body  
254 nor shall any such bond or other obligation constitute a charge, lien, or encumbrance, legal  
255 or equitable, upon any such property unless otherwise provided by an intergovernmental  
256 contract executed by such other public body and the authority. All such obligations shall  
257 contain on their face a recital setting forth substantially the foregoing provisions of this  
258 section. Nothing in this section shall be construed to prohibit any other public body from  
259 obligating itself to pay the amounts required under any intergovernmental contract entered  
260 into with the authority pursuant to Article IX of the Constitution of Georgia or any successor  
261 provision, including, if such other public body has taxing power, from funds received from  
262 taxes to be levied and collected by such other public body for that purpose and from any  
263 other source.

264 **SECTION 8.**

265 Issuance of bonds or obligations under indentures or resolutions.

266 In the discretion of the authority, any issuance of such revenue bonds or other obligations  
267 may be secured by a trust indenture by and between the authority and a trustee, which may  
268 be any trust company or bank having the powers of a trust company within or outside the  
269 state. Such trust indenture may pledge or assign fees, tolls, rents, revenues, and earnings to

270 be received by the authority including the proceeds derived from the financing, sale, or lease,  
271 or operation from time to time, of any project. Either the resolution providing for the  
272 issuance of revenue bonds or other obligations or such trust indenture may contain such  
273 provisions for protecting and enforcing the rights and remedies of the owners of such bonds  
274 or obligations as may be reasonable and proper and not in violation of law, including  
275 covenants setting forth the duties of the authority or any lessee or purchaser in relation to the  
276 acquisition and construction of any project, the maintenance, operation, repair, and financing  
277 of any project, and the custody, safeguarding, and application of all moneys, including the  
278 proceeds derived from the sale or lease of any project or from the sale of any such revenue  
279 bonds or other obligations and may contain provisions concerning the conditions, if any,  
280 upon which additional bonds or other obligations may be issued, whether on a parity with or  
281 subordinate to, any other obligations issued by the authority. Such indenture or resolution  
282 may set forth the rights and remedies of the owners of such obligations and of the trustee.  
283 In addition to the foregoing, such trust indenture may contain such other provisions as the  
284 authority may deem reasonable and proper for the security of the owners of such bonds or  
285 other obligations or otherwise necessary or convenient in connection with the issuance of  
286 such obligations. All expenses incurred in carrying out such trust indenture may be treated  
287 as a part of the cost of maintenance, operation, and repair of the project affected by such  
288 indenture.

289

**SECTION 9.**

290

Security for the payment of bonds or other obligations.

291 The authority may assign or pledge any property, or revenues and its interest in any  
292 contracts, lease agreements, or installment sales agreements, or the amounts payable  
293 thereunder, to the payment of the principal and interest on revenue bonds and other  
294 obligations of the authority as the resolution authorizing the issuance of the bonds or other  
295 obligations or the trust indenture may provide. The use and disposition of such property or  
296 revenues assigned to the payment of bonds or other obligations shall be subject to the  
297 indenture or resolution authorizing the issuance of such revenue bonds or obligations. Any  
298 lien created by the authority for the payment of such bonds or obligations may be a first lien  
299 or a subordinate lien as the authority may provide, and any such indenture or resolution may  
300 provide, at the option of the authority, for the issuance of additional bonds or other  
301 obligations sharing any lien on a parity or subordinate lien basis.

302

**SECTION 10.**

303

Refunding bonds or obligations.

304 The authority is authorized to provide by resolution for the issuance of obligations, whether

305 revenue bonds or other obligations, for the purpose of refunding any revenue bonds or other

306 obligations issued under the provisions of this Act or under any other provision of state law

307 so long as such bonds or other obligations were issued for a purpose or project for which the

308 authority could issue bonds or other obligations. The issuance of such refunding bonds or

309 other obligations and all the details thereof, the rights of holders thereof, and the duties of the

310 authority with respect to the same shall be governed by the foregoing provisions of this Act

311 insofar as the same may be applicable.

312

**SECTION 11.**

313

Principal office; venue.

314 The principal office of the authority shall be in the city, and the venue of any action against

315 it shall be in Houston County, Georgia. Service upon the authority of any process, subpoena,

316 or summons shall be effected by serving the same personally upon any member of the

317 authority.

318

**SECTION 12.**

319

Validation of revenue bonds; elective validation of other obligations.

320 Revenue bonds of the authority shall be confirmed and validated in accordance with the

321 procedure now or hereafter set forth in Article 3 of Chapter 82 of Title 36 of the O.C.G.A.,

322 known as the "Revenue Bond Law," as the same now exists or may hereafter be amended.

323 At the election of the authority, other obligations of the authority may be validated as if they

324 were revenue bonds. The petition for validation shall name the authority as a defendant and

325 may also make a party defendant to such action any other private person or public body that

326 has or will contract with the authority with respect to the project for which revenue bonds or

327 other obligations are to be issued and are sought to be validated. The bonds or other

328 obligations, when validated, and the judgment of validation shall be final and conclusive with

329 respect to the validity of such bonds or other obligations and the security therefor against the

330 authority, other parties to the validation and against all other private persons and public

331 bodies, regardless of whether such private persons or public bodies were parties to such

332 validation proceedings. Any action pertaining to the validation of any revenue bonds or

333 other obligations issued under the provisions of this Act and for the validation of any

334 instruments entered or to be entered into by the authority or other private persons or public  
335 bodies securing the same shall be brought in the Superior Court of Houston County, and such  
336 court shall have exclusive original jurisdiction of such actions.

337

**SECTION 13.**

338

No impairment of rights.

339 While any of the bonds or other obligations issued by the authority or any interests in  
340 contracts of the authority remain outstanding, the powers, duties, or existence of the authority  
341 or of its officers, employees, or agents shall not be diminished or impaired in any manner that  
342 will affect adversely the interest and rights of the holders of such bonds or obligations or  
343 such interests in contracts of the authority. The provisions of this section of this Act shall  
344 be for the benefit of the authority and of the holders of any such bonds or obligations and  
345 interests in contracts of the authority and, upon the issuance of bonds or obligations or the  
346 creation of interests in contracts of the authority under the provisions of this Act, shall  
347 constitute a contract with the holders of such bonds or obligations or such interests in  
348 contracts of the authority.

349

**SECTION 14.**

350

Trust funds; permitted investments.

351 All moneys received by the authority pursuant to this Act, whether as proceeds from the sale  
352 of revenue bonds or obligations of the authority, as grants or other contributions, or as  
353 revenues, income, fees, and earnings, shall be deemed to be trust funds to be held and applied  
354 solely as provided in this Act and in such resolutions and trust indentures as may be adopted  
355 and entered into by the authority pursuant to this Act. Any such moneys or funds may be  
356 invested from time to time in such investments as may be permitted under the indenture,  
357 agreement, or resolution establishing the fund or account in which such funds are held, or if  
358 not held in such a fund or account, in such investments as would be permitted for  
359 investments of a development authority created under Code Section 36-62-1, et seq.

360

**SECTION 15.**

361

Power to set rates, fees, and charges.

362 The authority is authorized to operate, sell or lease any project and to prescribe and fix rates,  
363 fees, tolls, rents, and charges and to revise, from time to time, and collect such revised rates,  
364 fees, tolls, rents, and charges for the services, facilities, or commodities furnished, including

365 leases, concessions, and subleases of its projects, and to determine the price and terms at and  
366 under which its projects may be sold, leased, or otherwise disposed of. The authority may  
367 establish in its discretion procedures for contracting for any work done for the authority or  
368 for the acquisition, sale, transfer, lease, management, or operation of any property, real or  
369 personal, of the authority. The authority may contract with others, including private persons,  
370 for services relating to the management, operation, sale, or leasing of any project.

371 **SECTION 16.**

372 Revenue bonds or other obligations exempt from taxation.

373 All revenue bonds or other obligation issued as provided in this Act, are declared to be issued  
374 or incurred for an essential public and government purpose and such obligations and the  
375 interest thereon shall, to the extent not prohibited by general law, be exempt from all taxation  
376 within this state, whether or not the income on such bonds or other obligations is excludable  
377 from the gross income of the holders thereof for federal income tax purposes

378 **SECTION 17.**

379 Essential governmental function; no taxes or assessments.

380 It is found, determined, and declared that the creation of the authority and the carrying out  
381 of its corporate purposes are in all respects for the benefit of the people of this state and  
382 constitute a public purpose, and that the authority will be performing an essential  
383 governmental function in the exercise of the powers conferred upon it by this Act. The  
384 property of the authority is declared to be public property that is exempt from taxes under  
385 subparagraph (a)(1)(A) of Code Section 48-5-41 of the O.C.G.A. To the extent not  
386 prohibited by general law, the tax exemption for property of the authority shall extend to  
387 leasehold interests of lessees thereof.

388 **SECTION 18.**

389 Immunity of authority and members.

390 The authority shall have the same immunity and exemption from liability for torts and  
391 negligence as the city and the officers, agents, and employees of the authority, when in the  
392 performance of the work of the authority, shall have the same immunity and exemption from  
393 liability for torts and negligence as the officers, agents, and employees of the city.

394 **SECTION 19.**

395 Authority property not subject to levy and sale.

396 The property of the authority shall not be subject to levy and sale under legal process, except  
397 this provision shall not preclude a sale or foreclosure of any property under the terms of any  
398 deed to secure debt, mortgage, assignment, or security agreement that the authority has  
399 executed.

400 **SECTION 20.**

401 Authority area of operation.

402 The scope of the authority's operations shall be limited to the territory embraced within the  
403 territorial limits of the city, as the same now or may hereafter exist; provided, however, that  
404 nothing in this section shall prevent the authority from contracting with any entity or body,  
405 public or private, outside of the city with respect to any project located in the city or located  
406 outside of the city in furtherance of its public purposes.

407 **SECTION 21.**

408 Supplemental powers.

409 This Act does not in any way take away from the authority any power which may be  
410 conferred upon it by law but is supplemental thereto.

411 **SECTION 22.**

412 No power to impose taxes or exercise power of eminent domain.

413 The authority shall not have the right to impose any tax on any person or property and shall  
414 not have the right to exercise the power of eminent domain.

415 **SECTION 23.**

416 Conveyance of property upon dissolution.

417 Should the authority for any reason be dissolved after full payment of all revenue bonds and  
418 other obligations of the authority and the termination of any leases, contracts, or options to  
419 which the authority is a party, the interest and any redemption premiums thereon, title to the  
420 items of property and funds of the authority held at the time of dissolution shall, prior to such

421 dissolution, be conveyed and transferred to such one or more public bodies, as the authority  
422 shall elect.

423 **SECTION 24.**

424 Act to be liberally construed.

425 This Act shall be liberally construed to effect the purposes hereof

426 **SECTION 25.**

427 Severability of provisions.

428 Should any sentence, clause, phrase, or part of this Act be declared for any reason to be  
429 unconstitutional or invalid, the same shall not affect the remainder of this Act, or any part  
430 hereof, other than the part so held to be invalid, but the remaining provisions of this Act shall  
431 remain in full force and effect, and it is the express intention of the General Assembly to  
432 enact each provision of this Act independently of any other provision hereof.

433 **SECTION 26.**

434 Effective date.

435 This Act shall become effective upon its approval by the Governor or upon its becoming law  
436 without such approval.

437 **SECTION 27.**

438 Conflicting laws.

439 All laws and parts of laws in conflict with this Act are, to the extent of such conflict,  
440 repealed.