

House Bill 484

By: Representatives Meadows of the 5th and Jasperse of the 12th

A BILL TO BE ENTITLED
AN ACT

1 To create the Gordon County Public Facilities Authority and to provide for the appointment
2 of members of the authority; to confer powers upon the authority; to authorize the issuance
3 of revenue bonds of the authority payable from the revenues, tolls, fees, charges, and
4 earnings of the authority, contract payments to the authority, and other moneys pledged
5 therefor and to authorize the collection and pledging of the revenues, tolls, fees, charges,
6 earnings, and contract payments of the authority for the payment of such revenue bonds; to
7 authorize the execution of resolutions and trust indentures to secure the payment of the
8 revenue bonds of the authority and to define the rights of the holders of such obligations; to
9 make the revenue bonds of the authority exempt from taxation; to fix and provide the venue
10 and jurisdiction of actions relating to any provisions of this Act; to provide for the validation
11 of bonds; to provide for related matters; to provide for the separate enactment of each
12 provision of this Act; to provide for an effective date; to repeal conflicting laws; and for other
13 purposes.

14 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

15 **SECTION 1.**

16 Short title.

17 This Act shall be known and may be cited as the "Gordon County Public Facilities Authority
18 Act."

19 **SECTION 2.**

20 Gordon County Public Facilities Authority.

21 (a) There is created a public body corporate and politic to be known as the "Gordon County
22 Public Facilities Authority," which shall be deemed to be a political subdivision of the state
23 and a public corporation, and by that name, style, and title said body may contract and be

24 contracted with, sue and be sued, implead and be impleaded, and complain and defend in all
25 courts of law and equity. The authority shall have perpetual existence.

26 (b) The authority shall consist of three members. The chairperson of the board of
27 commissioners of Gordon County shall be one member. The other two members shall be
28 appointed by the board of commissioners of Gordon County. County commissioners may
29 not be appointed as members of the authority. The chairperson of the board of
30 commissioners of Gordon County's term on the authority shall coincide with his or her term
31 of office. With respect to the initial appointment of the other two members by the board of
32 commissioners of Gordon County, one member shall be appointed for a term of three years,
33 and one member shall be appointed for a term of two years. Thereafter, all appointments
34 shall be made for terms of three years and until successors are appointed and qualified.
35 Immediately after becoming members of the authority by virtue of office or such
36 appointments the members of the authority shall enter upon their duties. To be eligible for
37 appointment as a member of the authority, a person shall be at least 21 years of age, a
38 resident of Gordon County, Georgia for at least two years prior to the date of his or her
39 appointment, and shall not have been convicted of a felony. Any member of the authority
40 may be selected and appointed to succeed himself or herself.

41 (c) The board of commissioners of Gordon County may provide by resolution for
42 compensation for the services of the members of the authority in such amounts as it may
43 deem appropriate; provided, however, that such members shall be reimbursed for their actual
44 expenses necessarily incurred in the performance of their duties.

45 (d) The members of the authority shall elect one of their number as chairperson and another
46 as a vice chairperson. The members of the authority shall also elect a secretary, who need
47 not be a member of the authority. The Gordon County finance director shall serve as the
48 treasurer. The treasurer may also serve as secretary. The treasurer shall have no voting
49 rights. If the secretary is not a member of the authority, the secretary shall have no voting
50 rights. Each officer other than the treasurer shall serve for a period of one year and until his
51 or her successors is duly elected and qualified.

52 (e) Two members of the authority shall constitute a quorum. No vacancy on the authority
53 shall impair the right of the quorum to exercise all of the rights and perform all of the duties
54 of the authority.

55 **SECTION 3.**

56 **Definitions.**

57 As used in this Act, the term:

58 (1) "Authority" means the Gordon County Public Facilities Authority created by this Act.

59 (2) "Costs of the project" means and embraces the cost of construction; the cost of all
 60 lands, properties, rights, easements, and franchises acquired; the cost of all machinery and
 61 equipment; financing charges; interest prior to and during construction and for six months
 62 after completion of construction; the cost of engineering, architectural, fiscal agents,
 63 accounting, legal, plans and specifications, and other expenses necessary or incidental to
 64 determining the feasibility or practicability of the project; administrative expenses and such
 65 other expenses as may be necessary or incident to the financing herein authorized; working
 66 capital; and all other costs necessary to acquire, construct, add to, extend, improve, equip,
 67 operate, and maintain the project.

68 (3) "Project" means:

69 (A) All buildings, facilities, and equipment necessary or convenient for the efficient
 70 operation of:

71 (i) Gordon County, Georgia, or any department, agency division or commission
 72 thereof;

73 (ii) The Gordon County School District; or

74 (iii) Any other political subdivision or municipality of the State of Georgia located
 75 within Gordon County, Georgia; and

76 (B) Any "undertaking" permitted by the "Revenue Bond Law."

77 (4) "Revenue Bond Law" means the "Revenue Bond Law" of the State of Georgia found
 78 at Article 3 of Chapter 82 of Title 36 of the O.C.G.A. or any other similar law hereinafter
 79 enacted.

80 (5) "Revenue bonds" means revenue bonds authorized to be issued pursuant to this Act.

81 (6) "Self-liquidating" means any project which the revenues and earnings to be derived by
 82 the authority therefrom, including but not limited to any contractual payments with
 83 governmental or private entities, and all properties used, leased, and sold in connection
 84 therewith, together with any grants, will be sufficient to pay the costs of operating,
 85 maintaining, and repairing the project and to pay the principal and interest on the revenue
 86 bonds or other obligations which may be issued for the purpose of paying the costs of the
 87 project.

88 (7) "State" means the State of Georgia.

89 **SECTION 4.**

90 **Powers.**

91 The authority shall have the power:

92 (1) To have a seal and alter the same at its pleasure;

- 93 (2) To acquire by purchase, lease, gift, condemnation, or otherwise and to hold, operate,
94 maintain, lease, and dispose of real and personal property of every kind and character for
95 its corporate purposes;
- 96 (3) To acquire in its own name by purchase, on such terms and conditions and in such
97 manner as it may deem proper, or by condemnation in accordance with the provisions of
98 any and all existing laws applicable to the condemnation of property for public use, real
99 property or rights or easements therein, or franchises necessary or convenient for its
100 corporate purposes, and to use the same so long as its corporate existence shall continue,
101 and to lease or make contracts with respect to the use of or dispose of the same in any
102 manner it deems to the best advantage of the authority, the authority being under no
103 obligation to accept and pay for any property condemned under this Act, except from the
104 funds provided under the authority of this Act, and in any proceedings to condemn, such
105 orders may be made by the court having jurisdiction of the suit, action, or proceedings as
106 may be just to the authority and to the owners of the property to be condemned, and no
107 property shall be acquired under the provisions of this Act upon which any lien or
108 encumbrance exists, unless at the time such property is so acquired a sufficient sum of
109 money is to be deposited in trust to pay and redeem the fair value of such lien or
110 encumbrance;
- 111 (4) To appoint, select, and employ officers, agents, and employees, including engineering
112 architectural and construction experts, fiscal agents, and attorneys and fix their respective
113 compensations;
- 114 (5) To execute contracts, leases, installment sale agreements, and other agreements and
115 instruments necessary or convenient in connection with the acquisition, construction,
116 addition, extension, improvement, equipping, operation, or maintenance of a project; and
117 any and all persons, firms, and corporations, Gordon County, Georgia, Gordon County
118 School District, and any other political subdivision or municipality of the State of Georgia
119 located in Gordon County, Georgia, is authorized to enter into contracts, leases, installment
120 sale agreements, and other agreements or instruments with the authority upon such terms
121 and for such purposes as it deems advisable and as it is authorized by law;
- 122 (6) To acquire, construct, add to, extend, improve, equip, hold, operate, maintain, lease,
123 and dispose of projects;
- 124 (7) To pay the costs of the project with the proceeds of revenue bonds or other obligations
125 issued by the authority or from any grant or contribution from the United States of America
126 or any agency or instrumentality thereof or from the state or any agency or instrumentality
127 or other political subdivision thereof or from any other source whatsoever;

- 128 (8) To accept loans and grants of money or materials or property of any kind from the
129 United States of America or any agency or instrumentality thereof, upon such terms and
130 conditions as the United States of America or such agency or instrumentality may require;
131 (9) To accept loans and grants of money or materials or property of any kind from the state
132 or any agency or instrumentality or political subdivision thereof, upon such terms and
133 conditions as the state or such agency or instrumentality or political subdivision may
134 require;
- 135 (10) To borrow money for any of its corporate purposes and to issue revenue bonds and
136 to provide for the payment of the same and for the rights of the holders thereof;
- 137 (11) To exercise any power usually possessed by private corporations performing similar
138 functions, including the power to incur short-term debt and to approve, execute, and deliver
139 appropriate evidence of any such indebtedness; and
- 140 (12) To do all things necessary or convenient to carry out the powers expressly given in
141 this Act.

142 **SECTION 5.**

143 Revenue bonds.

144 The authority, or any authority or body which has or which may in the future succeed to the
145 powers, duties and liabilities vested in the authority created by this Act, shall have power and
146 is authorized to provide by resolution for the issuance of revenue bonds of the authority for
147 the purpose of paying all or any part of the costs of the project and for the purpose of
148 refunding revenue bonds or other obligations previously issued. The principal of and interest
149 on such revenue bonds shall be payable solely from the special fund provided for such
150 payment. The revenue bonds of each issue shall be dated, shall bear interest at such rate or
151 rates per annum, payable at such time or times, shall mature at such time or times not
152 exceeding 40 years from their date or dates, shall be payable in such medium of payment as
153 to both principal and interest as may be determined by the authority, and may be redeemable
154 before maturity, at the option of the authority, at such price or prices and under such terms
155 and conditions as may be fixed by the authority in the resolution for the issuance of such
156 revenue bonds.

157 **SECTION 6.**

158 Same; form; denomination; registration; place of payment.

159 The authority shall determine the form of the revenue bonds and shall fix the denomination
160 or denominations of the revenue bonds. The revenue bonds may be issued in coupon or

161 registered form, or both, as the authority may determine, and provision may be made for
162 registration and exchangeability privileges. The authority shall fix the place or places of
163 payment of principal and interest thereon.

164 **SECTION 7.**

165 Same; signatures; seal.

166 All such revenue bonds shall bear the manual or facsimile signature of the chairperson or
167 vice chairperson of the authority and the attesting manual or facsimile signature of the
168 secretary, assistant secretary, or secretary-treasurer of the authority, and the official seal of
169 the authority shall be impressed or imprinted thereon. Any coupons attached thereto shall
170 bear the manual or facsimile signatures of the chairperson or vice chairperson and the
171 secretary, assistant secretary, or secretary-treasurer of the authority. Any revenue bonds or
172 coupons attached thereto may bear the manual or facsimile signature of such persons as at
173 the actual time of the execution of such revenue bonds or coupons shall be duly authorized
174 or hold the proper office, although at the date of issuance of such revenue bonds such person
175 may not have been so authorized or shall not have held such office. In case any officer
176 whose signature shall appear on any revenue bond or any coupon shall cease to be such
177 officer before the delivery of such revenue bond, such signature shall nevertheless be valid
178 and sufficient for all purposes, the same as if that person had remained in office until such
179 delivery.

180 **SECTION 8.**

181 Same; negotiability; exemption from taxation.

182 All revenue bonds shall have and are declared to have all the qualities and incidents of
183 negotiable instruments under the laws of the state. All revenue bonds, their transfer, and the
184 income therefrom shall be exempt from all taxation within the state.

185 **SECTION 9.**

186 Same; sale; price; proceeds.

187 The authority may sell revenue bonds in such manner and for such price as it may determine
188 to be in the best interest of the authority. The proceeds derived from the sale of revenue
189 bonds shall be used solely for the purpose or purposes provided in the resolutions and
190 proceedings authorizing the issuance of such revenue bonds.

191 **SECTION 10.**

192 Same; interim receipts and certificates or temporary bonds.

193 Prior to the preparation of any definitive revenue bonds, the authority may, under like
194 restrictions, issue interim receipts, interim certificates, or temporary revenue bonds, with or
195 without coupons, exchangeable for definitive revenue bonds upon the issuance of the latter.

196 **SECTION 11.**

197 Same; replacement of lost or mutilated bonds.

198 The authority may provide for the replacement of any revenue bonds or coupons which shall
199 become mutilated or be destroyed or lost.

200 **SECTION 12.**

201 Same; conditions precedent to issuance.

202 The authority shall adopt a resolution authorizing the issuance of the revenue bonds. In the
203 resolution, the authority shall determine that the project financed with the proceeds of the
204 revenue bonds is self-liquidating. Revenue bonds may be issued without any other
205 proceedings or the happening of any other conditions or things other than those proceedings,
206 conditions, and things which are specified or required by this Act. Any resolution providing
207 for the issuance of revenue bonds under the provisions of this Act shall become effective
208 immediately upon its passage and need not be published or posted, and any such resolution
209 may be passed at any regular or special or adjourned meeting of the authority by a majority
210 of its members at such meeting.

211 **SECTION 13.**

212 Credit not pledged.

213 Revenue bonds shall not be deemed to constitute a debt of Gordon County, Georgia, nor a
214 pledge of the faith and credit of said county, but such revenue bonds shall be payable solely
215 from the fund hereinafter provided for. The issuance of such revenue bonds shall not
216 directly, indirectly, or contingently obligate said county to levy or to pledge any form of
217 taxation whatsoever for payment of such revenue bonds or to make any appropriation for
218 their payment, and all such revenue bonds shall contain recitals on their face covering
219 substantially the foregoing provisions of this section. Notwithstanding the foregoing
220 provisions, this Act shall not affect the ability of the authority and any political subdivision

221 or municipality to enter into an intergovernmental contract pursuant to which the political
222 subdivision or municipality agrees to pay amounts sufficient to pay operating charges and
223 other costs of the authority or any project including, without limitation, the principal of and
224 interest on revenue bonds in consideration for services or facilities of the authority.

225 **SECTION 14.**

226 Trust indenture as security.

227 In the discretion of the authority, any issuance of revenue bonds may be secured by a trust
228 indenture by and between the authority and a corporate trustee, which may be any trust
229 company or bank having the powers of a trust company within or outside the state. Either
230 the resolution providing for the issuance of the revenue bonds or such trust indenture may
231 contain such provisions for protecting and enforcing the rights and remedies of the
232 bondholders as may be reasonable and proper and not in violation of law, including
233 covenants setting forth the duties of the authority in relation to the acquisition and
234 construction of the project, the maintenance, operation, repair, and insuring of the project and
235 the custody, safeguarding, and application of all moneys.

236 **SECTION 15.**

237 To whom proceeds of bonds shall be paid.

238 In the resolution providing for the issuance of revenue bonds or in the trust indenture, the
239 authority shall provide for the payment of the proceeds of the sale of the revenue bonds to
240 any officer or person who, or any agency, bank or trust company which, shall act as trustee
241 of such funds and shall hold and apply the same to the purposes thereof, subject to such
242 regulations as this Act and such resolution or trust indenture may provide.

243 **SECTION 16.**

244 Sinking fund.

245 The moneys received pursuant to an intergovernmental contract and the revenues, fees, tolls,
246 charges, and earnings derived from any particular project or projects, regardless of whether
247 or not such revenues, fees, tolls, fines, charges, and earnings were produced by a particular
248 project for which revenue bonds have been issued, unless otherwise pledged and allocated,
249 may be pledged and allocated by the authority to the payment of the principal and interest
250 on revenue bonds of the authority as the resolution authorizing the issuance of the revenue
251 bonds or in the trust indenture may provide, and such funds so pledged from whatever source

252 received shall be set aside at regular intervals as may be provided in the resolution or trust
253 indenture into a sinking fund, which said sinking fund shall be pledged to and charged with
254 the payment of (1) the interest upon such revenue bonds as such interest shall fall due, (2)
255 the principal or purchase price of such revenue bonds as the same shall fall due, (3) any
256 premium upon such revenue bonds as the same shall fall due, (4) the purchase of such
257 revenue bonds in the open market, and (5) the necessary charges of the paying agent for
258 paying principal and interest. The use and disposition of such sinking fund shall be subject
259 to such regulations as may be provided in the resolution authorizing the issuance of the
260 revenue bonds or in the trust indenture, but, except as may otherwise be provided in such
261 resolution or trust indenture, such sinking fund shall be maintained as a trust account for the
262 benefit of all revenue bonds without distinction or priority of one over another.

263 **SECTION 17.**

264 Remedies of bondholders.

265 Any holder of revenue bonds or any of the coupons appertaining thereto, and the trustee
266 under the trust indenture, if any, except to the extent the rights herein given may be restricted
267 by resolution passed before the issuance of the revenue bonds or by the trust indenture, may,
268 either at law or in equity, by suit, action, mandamus, or other proceedings, protect and
269 enforce any and all rights under the laws of the state, including specifically but without
270 limitation the "Revenue Bond Law" or granted hereunder or under such resolution or trust
271 indenture and may enforce and compel performance of all duties required by this Act or by
272 such resolution or trust indenture to be performed by the authority or any officer thereof,
273 including the fixing, charging, and collecting of revenues, fees, tolls, fines, and other charges
274 for the use of the facilities and services furnished.

275 **SECTION 18.**

276 Validation.

277 Revenue bonds and the security therefor shall be confirmed and validated in accordance with
278 the procedure of the "Revenue Bond Law." The petition for validation shall also make party
279 defendant to such action the state and any institution, department, or other agency thereof,
280 and any county, municipality, school district, or other political subdivision or authority of the
281 state which has contracted with the authority for services or facilities relating to the project
282 for which revenue bonds are to be issued and sought to be validated, and such defendant shall
283 be required to show cause, if any exists, why such contract or contracts shall not be
284 adjudicated as a part of the basis for the security for the payment of any such revenue bonds.

285 The revenue bonds when validated and the judgment of validation shall be final and
286 conclusive with respect to such revenue bonds and the security for the payment thereof and
287 interest thereon and against the authority and all other defendants.

288 **SECTION 19.**

289 Venue and jurisdiction.

290 Any action to protect or enforce any rights under the provisions of this Act or any suit or
291 action against such authority shall be brought in the Superior Court of Gordon County,
292 Georgia, and any action pertaining to validation of any revenue bonds issued under the
293 provisions of this Act shall likewise be brought in said court which shall have exclusive,
294 original jurisdiction of such actions.

295 **SECTION 20.**

296 Interest of bondholders protected.

297 While any of the revenue bonds, issued by the authority remain outstanding, the powers,
298 duties, or existence of said authority or its officers, employees, or agents shall not be
299 diminished or impaired in any manner that will affect adversely the interests and rights of the
300 holders of such revenue bonds, and no other entity, department, agency, or authority will be
301 created which will compete with the authority to such an extent as to affect adversely the
302 interest and rights of the holders of such revenue bonds, nor will the state itself so compete
303 with the authority. The provisions of this Act shall be for the benefit of the authority and the
304 holders of any such revenue bonds, and upon the issuance of such revenue bonds under the
305 provisions hereof, shall constitute a contract with the holders of such revenue bonds.

306 **SECTION 21.**

307 Moneys received considered trust funds.

308 All moneys received pursuant to the authority of this Act, whether as proceeds from the sale
309 of revenue bonds, as grants or other contributions, or as revenue, income, fees, and earnings,
310 shall be deemed to be trust funds to be held and applied solely as provided in this Act.

311 **SECTION 22.**

312 Purpose of the authority.

313 Without limiting the generality of any provision of this Act, the general purpose of the
314 authority is declared to be that of providing buildings, facilities, equipment, and services for
315 the citizens in Gordon County, Georgia.

316 **SECTION 23.**

317 Rates, charges, and revenues; use.

318 The authority is authorized to prescribe and fix rates and to revise same from time to time
319 and to collect revenues, tolls, fees, and charges for the services, facilities, and commodities
320 furnished, and, in anticipation of the collection of the revenues, to issue revenue bonds or
321 other types of obligations as herein provided to finance, in whole or in part, the costs of the
322 project and to pledge to the punctual payment of said revenue bonds or other obligations all
323 or any part of the revenues.

324 **SECTION 24.**

325 Rules, regulations, service policies, and procedures for operation of projects.

326 It shall be the duty of the authority to prescribe or cause to be prescribed rules, regulations,
327 service policies, and procedures for the operation of any project or projects constructed or
328 acquired under the provisions of this Act. The authority may adopt bylaws.

329 **SECTION 25.**

330 Tort immunity.

331 To the extent permitted by law, the authority shall have the same immunity and exemption
332 from liability for torts and negligence as Gordon County, Georgia; and the officers, agents,
333 and employees of the authority when in the performance of the work of the authority shall
334 have the same immunity and exemption from liability for torts and negligence as the officers,
335 agents, and employees of Gordon County, Georgia, when in the performance of their public
336 duties or work of the county.

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SECTION 26.

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Tax-exempt status of authority.

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The properties of the authority, both real and personal, are declared to be public properties

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used for the benefit and welfare of the people of the state and not for purposes of private or

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corporate benefit and income, and such properties and the authority shall be exempt from all

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taxes and special assessments of any municipality, county, or the state and any political

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subdivision thereof.

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SECTION 27.

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Effect on other governments.

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This Act shall not and does not in any way take from Gordon County, Georgia, or any

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political subdivision or municipality the authority to own, operate, and maintain public

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facilities or to issue revenue bonds as provided by the "Revenue Bond Law."

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SECTION 28.

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Liberal construction of act.

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This Act being for the welfare of various political subdivisions and municipalities of the

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State and its inhabitants shall be liberally construed to effect the purposes hereof.

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SECTION 29.

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Severability; effect of partial invalidity of act.

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The provisions of this Act are severable, and if any of its provisions shall be held

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unconstitutional by any court of competent jurisdiction, the decision of such court shall not

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affect or impair any of the remaining provisions.

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SECTION 30.

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Effective date.

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This Act shall become effective upon its approval by the Governor or upon its becoming law

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without such approval.

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SECTION 31.

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Repealer.

364 All laws and parts of laws in conflict with this Act are repealed.