

The House Committee on Ways and Means offers the following substitute to HR 192:

A RESOLUTION

1 Proposing an amendment to the Constitution so as to authorize the General Assembly to  
2 provide by general law for the creation and comprehensive regulation of workforce and  
3 residential infrastructure districts; to provide for the submission of this amendment for  
4 ratification or rejection; and for other purposes.

5 BE IT RESOLVED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 SECTION 1.

7 Article IX of the Constitution is amended by adding a new section to read as follows:

8 SECTION VIII.

9 WORKFORCE AND RESIDENTIAL INFRASTRUCTURE DISTRICTS

10 Paragraph I. *Creation.* The General Assembly may by general law provide for the  
11 creation of and comprehensive regulation of workforce and residential infrastructure  
12 districts; provided, however, that a workforce and residential infrastructure district may  
13 only be created when approved by the governing authority of each county in which  
14 county's unincorporated area any portion of the district is proposed to be located and by the

15 governing authority of each municipality in which any portion of the district is proposed  
16 to be located.

17 Paragraph II. *Purposes.* The purpose of a workforce and residential infrastructure  
18 district shall be the creation, provision, and expansion of workforce and residential  
19 infrastructure services and facilities as may be provided for by general law.

20 Paragraph III. *Administration.* (a) Any general law providing for the creation of  
21 workforce and residential infrastructure districts shall provide for the establishment of an  
22 administrative or governing body for the workforce and residential infrastructure district  
23 and the appointment or election, terms, and qualifications of the members of such body.

24 (b) The administrative or governing body of each workforce and residential  
25 infrastructure district may be authorized to levy, impose, and collect such taxes, fees, and  
26 assessments within the district, or portion or portions of such district, under such conditions  
27 as shall be specified by general law.

28 Paragraph IV. *Debt.* The administrative or governing body of a workforce and  
29 residential infrastructure district may incur debt, as authorized by general law, without  
30 regard to any of the provisions of Section V of this article, which debt may be backed by  
31 the full faith, credit, and taxing power of the workforce and residential infrastructure  
32 district but shall not be an obligation of the State of Georgia or any unit of government of  
33 the State of Georgia.

34 Paragraph V. *Cooperation with local governments.* The provisions of this section shall  
35 in no way limit the authority of any county or municipality to provide services or facilities  
36 within any workforce and residential infrastructure district, and any county or municipality  
37 shall retain full and complete authority and control over any of its facilities located within  
38 a workforce and residential infrastructure district. Such control shall include, but shall not  
39 be limited to, the modification of, access to, and the degree and type of services provided  
40 through or by facilities of the county or municipality. Nothing contained in this section  
41 shall be construed to limit or preempt the application of any governmental laws,

42 ordinances, resolutions, or regulations to any workforce and residential infrastructure  
 43 district or the services or facilities provided therein. No administrative or governing body  
 44 of a workforce and residential infrastructure district shall have or exercise the power of  
 45 eminent domain, nor shall the state or any local government delegate such power to or  
 46 exercise such power through any administrative or governing body of a workforce and  
 47 residential infrastructure district.

48 Paragraph VI. *Regulation by general law.* The General Assembly by general law shall  
 49 provide for the powers, duties, and authority of workforce and residential infrastructure  
 50 districts and may regulate, restrict, and limit the creation of workforce and residential  
 51 infrastructure districts and the exercise of the powers of administrative or governing bodies  
 52 of workforce and residential infrastructure districts in any appropriate manner, including,  
 53 but not limited to, by limiting the application of such general law by population."

54 **SECTION 2.**

55 The above proposed amendment to the Constitution shall be published and submitted as  
 56 provided in Article X, Section I, Paragraph II of the Constitution. The ballot submitting the  
 57 above proposed amendment shall have written or printed thereon the following:

58 "( ) YES Shall the Constitution of Georgia be amended so as to authorize the General  
 59 ( ) NO Assembly to provide by general law for the creation and comprehensive  
 60 regulation of workforce and residential infrastructure districts to provide for  
 61 public infrastructure for the provision of workforce and residential  
 62 infrastructure as authorized by local governments?"

63 All persons desiring to vote in favor of ratifying the proposed amendment shall vote "Yes."  
 64 All persons desiring to vote against ratifying the proposed amendment shall vote "No." If  
 65 such amendment shall be ratified as provided in said Paragraph of the Constitution, it shall  
 66 become a part of the Constitution of this state.