INTRODUCED

SENATE BILL 23-001

LLS NO. 23-0335.01 Megan McCall x4215

SENATE SPONSORSHIP
Roberts and Zenzinger,

HOUSE SPONSORSHIP
Bird and Lukens,

Senate Committees
Local Government & Housing

House Committees

A BILL FOR AN ACT

Concerning additional functions of the public-private collaboration unit for public projects that provide housing.

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at http://leg.colorado.gov.)

The public-private collaboration unit (unit) in the department of personnel (department) promotes the use of public-private partnerships between state public entities such as departments, agencies, or subdivisions of the executive branch of state government, and private partners as a tool for time and cost-efficient completion of public

Shading denotes HOUSE amendment  Double underlining denotes SENATE amendment
Capital letters or bold & italic numbers indicate new material to be added to existing statute.
Dashes through the words indicate deletions from existing statute.
projects. The bill authorizes the unit to undertake additional functions in connection with public projects that provide housing including:

- Accepting gifts, grants, and donations, which if monetary, are to be credited to the unused state-owned real property fund (fund);
- Utilizing proceeds from real estate transactions and revenue from public-private agreements;
- Acting as an agent on behalf of the department in real estate transactions using real property that upon approval by the governor has been deeded to the department by a state public entity, including for the purchase, transfer, exchange, sale and disposition, and lease of real property; and
- Establishing a process for using requests for information to solicit public projects.

The bill also allows the department and the unit to use money from the fund to facilitate these additional functions by the unit in connection with public projects that provide housing and for the standard operating expenses of the unit.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 24-82-102.5, amend (5); and add (2)(b.5) as follows:

24-82-102.5. Unused state-owned real property - cash fund - legislative declaration - definitions - repeal. (2) As used in this section, unless the context otherwise requires:

(b.5) "UNIT" MEANS THE PUBLIC-PRIVATE COLLABORATION UNIT CREATED IN SECTION 24-94-103 (2) WITHIN THE DEPARTMENT.

(5) (a) The unused state-owned real property fund is hereby created in the state treasury. Unless otherwise directed, the state treasurer shall credit all proceeds from the sale, rent, or lease, including any leases entered into under section 24-82-102 (2)(a), of unused state-owned real property, ANY MONEY TRANSFERRED OR CREDITED PURSUANT TO SUBSECTION (5)(b) OF THIS SECTION, and any revenue generated from
public-private agreements pursuant to section 24-94-103 to the fund. The fund also consists of any other money that the general assembly may appropriate or transfer to the fund.

(b) (I) The state treasurer shall credit all interest and income derived from the deposit and investment of money in the unused state-owned real property fund to the fund. Any unexpended and unencumbered money in the fund at the end of a fiscal year remains in the fund.

(II) THE UNIT MAY SEEK AND ACCEPT GIFTS, GRANTS, OR DONATIONS FROM PRIVATE OR PUBLIC SOURCES, AND THE DEPARTMENT OR THE UNIT MAY EXPEND THE GIFTS, GRANTS, OR DONATIONS FOR THE PURPOSES SET FORTH IN SUBSECTION (5)(c) OF THIS SECTION. THE UNIT SHALL TRANSMIT ALL MONEY RECEIVED THROUGH GIFTS, GRANTS, OR DONATIONS TO THE STATE TREASURER, WHO SHALL CREDIT THE MONEY TO THE FUND.

(III) ANY PROCEEDS FROM REAL ESTATE TRANSACTIONS THAT THE UNIT IS AUTHORIZED TO FACILITATE PURSUANT TO SECTION 24-94-103 (2.2) (c) SHALL BE TRANSMITTED BY THE UNIT OR BY THE DEPARTMENT TO THE STATE TREASURER, WHO SHALL CREDIT THE MONEY TO THE FUND.

(c) (I) The money in the unused state-owned real property fund is continuously appropriated to the department for:

(A) The purposes set forth in this section, including for appraisals, surveys, and property improvement, and for any operational costs to administer this section; and

(B) Public-private agreements, as defined in section 24-94-102 (7), and any associated costs;

(C) FOR USE BY THE UNIT TO CARRY OUT THE FUNCTIONS OF THE
UNIT PURSUANT TO SECTION 24-94-103 (2.2) FOR PUBLIC PROJECTS THAT PROVIDE HOUSING; AND

(D) FOR THE STANDARD OPERATING EXPENSES OF THE UNIT, INCLUDING PERSONAL SERVICES AND RELATED COSTS.

(II) (A) For the 2022-23 state fiscal year, the general assembly shall make an appropriation from the fund to the department for the standard operating expenses of the public-private collaboration unit created in section 24-94-103 (2), including personal services and related costs.

(B) THIS SUBSECTION (5)(c)(II) IS REPEALED, EFFECTIVE JULY 1, 2023.

(d) (I) On July 1, 2022, the state treasurer shall transfer fifteen million dollars from the general fund to the fund. THIS SUBSECTION (5)(d)(I) IS REPEALED, EFFECTIVE JULY 1, 2023.

(II) ON JULY 1, 2023, THE STATE TREASURER SHALL TRANSFER FIVE MILLION DOLLARS FROM THE GENERAL FUND TO THE FUND AND EIGHT MILLION DOLLARS FROM THE HOUSING DEVELOPMENT GRANT FUND TO THE FUND. THIS SUBSECTION (5)(d)(II) IS REPEALED, EFFECTIVE JULY 1, 2024.

SECTION 2. In Colorado Revised Statutes, 24-94-103, repeal (3); and add (2.2) as follows:

24-94-103. Public-private partnerships - oversight of state public entities in the executive branch of state government - definition - repeal. (2.2) (a) The unit may:

(I) Accept monetary and nonmonetary gifts, grants, and donations. Monetary gifts, grants, and donations shall be transferred by the unit to the state treasurer and credited by the state treasurer to the unused state-owned real property
FUND CREATED IN SECTION 24-82-102.5 (5).

(II) Accept, appropriate, hold in trust, and leverage, on behalf of private partners, proceeds from real estate transactions conducted in accordance with this section and other applicable state law, as well as revenues from public-private partnership agreements for public projects that provide housing.

(III) Use real property that, upon approval by the Governor, has been deeded to the Department by a state public entity for the purpose of carrying out the provisions of an executed or proposed public-private agreement or real estate state contract for a public project that provides housing. In furtherance of this subsection (2.2)(a)(III), the Unit may act as the Department's agent in real estate transactions to:

(A) Purchase state-owned real property;
(B) Transfer state-owned real property;
(C) Exchange state-owned real property;
(D) Sell or otherwise dispose of state-owned real property subject to any procedures and limitations applicable to the state public entity to sell or otherwise dispose of property;
(E) Enter into an agreement for easements or deed restrictions concerning state-owned real property; and
(F) Enter into a lease agreement concerning state-owned real property; and

(IV) Use requests for information to solicit public projects that provide housing and establish policies concerning
A REQUEST FOR INFORMATION PROCESS.

(b) As used in this subsection (2.2), a "public project that provides housing" includes a mixed-use development project.

(3) For the 2023-24 state fiscal year and for each state fiscal year thereafter, the general assembly shall make an appropriation from the general fund to the department for the standard operating expenses of the public-private collaboration unit created in subsection (2) of this section, including personal services and related costs.

SECTION 3. Safety clause. The general assembly hereby finds, determines, and declares that this act is necessary for the immediate preservation of the public peace, health, or safety.