

State of Arkansas
86th General Assembly
Regular Session, 2007

A Bill

HOUSE BILL 1508

By: Representative Saunders

For An Act To Be Entitled

AN ACT TO ADD SECONDARY AREA TECHNICAL CENTERS TO THE PROGRAMS ELIGIBLE TO PARTICIPATE IN THE HOUSING CONSTRUCTION PROGRAM SUPPORTED BY THE BUILDING TRADES REVOLVING FUND; AND FOR OTHER PURPOSES.

Subtitle

AN ACT TO ADD SECONDARY AREA TECHNICAL CENTERS TO THE PROGRAMS ELIGIBLE TO PARTICIPATE IN THE HOUSING CONSTRUCTION PROGRAM SUPPORTED BY THE BUILDING TRADES REVOLVING FUND.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

SECTION 1. Arkansas Code § 6-51-501 is amended to read as follows:
6-51-501. Establishment.

(a) There is established a program where state-supported ~~area vocational schools~~ technical institutes offering courses of training in the building trades may, in connection with these courses of training;

(1) ~~acquire~~ Acquire lots and construct thereon single family dwelling units in connection with the course of training in the building trades;

(2) ~~and may sell~~ Sell such dwelling units and lots; and

(3) ~~deposit~~ Deposit the funds derived therefrom in a Building Trades Revolving Fund, which is created for that purpose.

(b) ~~In addition,~~ Riverside Vocational ~~and~~ Technical School ~~is~~



~~exclusively authorized to~~ may only construct ~~other non-dwelling unit~~ building projects for state agencies or for private, nonprofit organizations, but not for the general public, in connection with the course of training in the building trades.

(c)(1) As used in this subchapter, "secondary area technical center" means a secondary area vocational center established under § 6-13-801 et seq. or as defined by the Department of Workforce Education.

(2) A secondary area technical center is authorized to construct single family dwelling units and in connection with a course of training in the building trades.

(3) This subsection (c) does not authorize the purchase of land by a secondary area technical center.

SECTION 2. Arkansas Code § 6-51-502 is amended to read as follows:

6-51-502. Approval and notification requirements - Advance of funds.

(a) When a state-supported area vocational school technical institute or secondary area technical center offering courses of training in the building trades, including carpentry, plumbing, bricklaying, and electrical wiring, desires to participate in the program established in this subchapter, it shall first obtain the written approval of the local building trades advisory committee for the construction trades.

(b) Upon receipt of written approval, the area vocational schools technical institute or secondary area technical center shall notify the Department of Workforce Education of its intent to undertake the construction of a single family dwelling unit or other building project under the program established in this subchapter.

(c) Upon receipt of notice and subject to the availability of funds therefor, the department shall ~~shall~~ may advance funds:

(1) ~~to~~ To the area vocational school technical institute from the Building Trades Revolving Fund for the purchase of lots and building materials, supplies, and fixtures to be used in the construction of the dwelling unit or other building project; or

(2) To the secondary area technical center from the Building Trades Revolving Fund for the purchase of building materials, supplies, and fixtures to be used in the construction of the single family dwelling unit or other non residential building project.

SECTION 3. Arkansas Code § 6-51-503 is amended to read as follows:

6-51-503. Procedure for purchase of lot.

~~(a) When an area vocational school~~ a technical institute is advanced funds from the Building Trades Revolving Fund by the Department of Workforce Education as provided in this subchapter, the ~~area vocational school~~ technical institute shall, if it proposes to purchase a lot on which to build the dwelling unit or other building project, cause notice of the proposed purchase to be published in a newspaper of general circulation in the area where it proposes to purchase the lot in order to give persons in the area an opportunity to offer lots for sale to the school for the construction of the dwelling unit or other building project.

~~(b)(1) All offers received by the school to sell lots shall be considered by the building trades advisory committee, and the committee shall make a recommendation regarding the purchase of a lot to the department.~~

~~(2) In making the selection of a lot for recommendation to the department, the committee shall take into consideration the price of the lot, the distance of the lot from the school, the potential effect of the location of the property on the sale thereof after the dwelling unit or other building project is constructed, and such other matters as the committee may deem appropriate.~~

~~(3) The lot may be purchased only upon approval of the department.~~

SECTION 4. Arkansas Code § 6-51-504 is amended to read as follows:

6-51-504. ~~Construction.~~ Dwelling unit construction - restrictions - exemptions.

(a) The Department of Workforce Education shall not advance funds to ~~an area vocational school~~ a technical institute from the revolving fund created in this subchapter for the construction of more than one (1) dwelling unit or other building project at any one (1) time or more than one (1) dwelling unit or other building project in any twelve-month period.

(b) Riverside Vocational ~~and~~ Technical School ~~shall be~~ and secondary area technical centers are exempt from the provisions of this section.

SECTION 5. Arkansas Code § 6-51-505 is amended to read as follows:

6-51-505. Applicability of state purchasing law and regulations.

All building materials, supplies, and fixtures used in the construction of a dwelling unit or other building project ~~by a vocational school~~ as authorized in this subchapter shall be purchased by the school:

(1) If the school is a technical institute, in accordance with the state purchasing law and regulations; and

(2) If the school is a secondary area technical center, in accordance with the purchasing laws and regulations governing its administrative sponsor.

SECTION 6. Arkansas Code § 6-51-506 is amended to read as follows:

6-51-506. ~~Dwelling unit or other building project~~ Conformity to local and state requirements and restrictions. Conformance with municipal codes.

Any dwelling unit or other building project constructed by ~~an area vocational school~~ a technical institute or a secondary area technical center pursuant to this subchapter shall conform to the local zoning and building code, if any, of the municipality or area in which constructed and ~~shall be~~ is subject to all requirements, restrictions, and regulations of the locality in which located, the Department of Health and Human Services, and other public agencies, the same as if constructed by a private builder.

SECTION 7. Arkansas Code § 6-51-507 is amended to read as follows:

6-51-507. ~~Procedure for appraisal and auction of dwelling unit or other building project~~ Exception. Sale of dwelling unit.

(a) Upon completion of a dwelling unit or other building project, the ~~officials of the area vocational school~~ governing body of the technical institute or secondary area technical center shall cause the dwelling unit or building project to be appraised by a qualified real estate appraiser.

(b)(1) Upon receipt of the appraisal, the ~~officials~~ governing body of the technical institute or secondary area technical center shall cause notice to be published in one (1) or more newspapers of general circulation in the area that the dwelling unit or other building project will be sold ~~at public auction~~ by sealed bid to the highest bidder above the appraised value thereof.

(2)(A) The notice shall state the location of the dwelling unit or building project and the date, time, and place at which the ~~auction~~ sealed

1 bids will be held, received.

2 (B) The which date shall be at least two (2) weeks after
3 the date of the publication of the notice.

4 (c) No dwelling unit or other building project shall be sold for an
5 amount less than the appraised value of the property.

6 (d)(1) If no bid ~~at the auction~~ equals or exceeds the appraised value
7 of the property, all bids shall be rejected, and the property shall again be
8 advertised and offered for sale as provided in subsection (b) of this section
9 ~~at another auction to be held~~ within ninety (90) days after the first ~~auction~~
10 bid opening.

11 (2) This procedure of advertising for and ~~holding an auction~~
12 receiving bids on the property shall be continued until the property is sold.

13 (e) The provisions of this section ~~shall do not be applicable~~ apply to
14 any building project for a state agency, which shall reimburse the ~~area~~
15 ~~vocational school~~ technical institute or secondary area technical center for
16 the actual costs incurred in the completion of the project.

17
18 SECTION 8. Arkansas Code § 6-51-508 is amended to read as follows:

19 6-51-508. ~~Deposit of funds derived from sale.~~ Remittance of proceeds.

20 (a) All funds derived from reimbursement by a state agency or from the
21 sale of a dwelling unit or other building project constructed under the
22 provisions of this subchapter by a technical institute after deducting the
23 cost of the sale shall be remitted to the Department of Workforce Education
24 for deposit in the Building Trades Revolving Fund created in this subchapter.

25 (b) Upon the sale of a dwelling unit or other building project
26 constructed under the provisions of this subchapter by a secondary area
27 technical center:

28 (1)(A) The secondary area technical center shall remit to the
29 Department of Workforce Education the full amount of funds advanced for the
30 project.

31 (B) The department shall deposit the funds into the
32 Building Trades Revolving Fund created in this subchapter; and

33 (2) The remaining proceeds, if any, shall be retained or any
34 loss absorbed by the secondary area technical center.