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Date: (Filing No. S-)

LABOR, COMMERCE, RESEARCH AND ECONOMIC DEVELOPMENT

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**STATE OF MAINE
SENATE
125TH LEGISLATURE
SECOND REGULAR SESSION**

COMMITTEE AMENDMENT “ ” to S.P. 574, L.D. 1675, “Resolve, To Establish the Task Force To Facilitate the Development of Unoccupied Mills”

Amend the resolve by striking out the title and substituting the following:

'Resolve, To Establish a Response Team To Facilitate the Redevelopment of Unoccupied Mills and Other Unoccupied Buildings'

Amend the resolve by striking out everything after the title and before the summary and inserting the following:

Emergency preamble. Whereas, acts and resolves of the Legislature do not become effective until 90 days after adjournment unless enacted as emergencies; and

Whereas, this legislation establishes a coordinated response team to help municipalities to redevelop unoccupied mills and other large unoccupied buildings and to help improve their local economies; and

Whereas, the response team must begin its work immediately in order to provide support to those municipalities in need of assistance to improve their local economies and to have sufficient time to prepare its report for submission to the next legislative session; and

Whereas, in the judgment of the Legislature, these facts create an emergency within the meaning of the Constitution of Maine and require the following legislation as immediately necessary for the preservation of the public peace, health and safety; now, therefore, be it

Sec. 1. Coordinate and establish a response team to facilitate redevelopment of unoccupied mills. Resolved: That, beginning June 15, 2012, the Department of Economic and Community Development shall establish and coordinate a response team to facilitate the redevelopment of unoccupied mills and other large unoccupied buildings. The Department of Environmental Protection, the Finance Authority of Maine and the Maine State Housing Authority shall participate in the response team, and the Department of Economic and Community Development shall

COMMITTEE AMENDMENT

1 invite the participation in the response team of a representative of a commercial real
2 estate developer, a representative from an economic development district, a local
3 economic development representative and a private sector representative knowledgeable
4 in the mill redevelopment process. The response team shall facilitate the Department of
5 Economic and Community Development’s efforts to redevelop unoccupied mills, other
6 large unoccupied buildings and former schools that are now unoccupied. The response
7 team shall provide assistance upon request to a municipality that is actively working to
8 implement a redevelopment business plan for an unoccupied building and that has
9 identified within the business plan possible financing resources and marketing plans for
10 the redevelopment of the unoccupied site. The response team may assist by visiting the
11 unoccupied site and engaging in discussions with local officials regarding the availability
12 of federal, state and local financing resources for municipalities seeking to redevelop
13 such sites as well as identifying and removing whenever possible any regulatory obstacles
14 to the redevelopment of the site; and be it further

15 **Sec. 2. Report. Resolved:** That, no later than February 1, 2013, the Department
16 of Economic and Community Development shall provide a report to the joint standing
17 committee of the Legislature having jurisdiction over labor, commerce, research and
18 economic development matters, the joint standing committee of the Legislature having
19 jurisdiction over appropriations and financial affairs and the Governor on the coordinated
20 response efforts under section 1. The Department of Economic and Community
21 Development shall submit with the report any recommendations for changes that may be
22 required in statute or local ordinances to remove obstacles to the redevelopment of the
23 sites under section 1. The joint standing committee of the Legislature having jurisdiction
24 over labor, commerce, research and economic development matters is authorized to
25 report out a bill implementing the recommendations to the First Regular Session of the
26 126th Legislature.

27 **Emergency clause.** In view of the emergency cited in the preamble, this
28 legislation takes effect when approved.'

29 **SUMMARY**

30 This amendment is the majority report of the Joint Standing Committee on Labor,
31 Commerce, Research and Economic Development. This amendment strikes and replaces
32 the resolve and requires the Department of Economic and Community Development to
33 establish and coordinate a response team to facilitate the redevelopment of unoccupied
34 mills and other large unoccupied buildings. The Department of Environmental
35 Protection, the Finance Authority of Maine and the Maine State Housing Authority must
36 participate in the response teams, and the Department of Economic and Community
37 Development must invite the participation in the response team of a representative of a
38 commercial real estate developer, a representative from an economic development
39 district, a local economic development representative and a private sector representative
40 knowledgeable in the mill redevelopment process. It provides that the response team
41 must facilitate the Department of Economic and Community Development’s efforts to
42 redevelop unoccupied mills, other large unoccupied buildings and former schools that are
43 now unoccupied. It requires the response team to provide assistance upon request to any
44 municipality that is actively working to implement an unoccupied building

1 redevelopment business plan for an unoccupied building and that has identified within the
2 business plan possible financing resources and marketing plans for the redevelopment of
3 the unoccupied site.

4 It directs the Department of Economic and Community Development to provide a
5 report by February 1, 2013 to the joint standing committee of the Legislature having
6 jurisdiction over labor, commerce, research and economic development matters, the joint
7 standing committee of the Legislature having jurisdiction over appropriations and
8 financial affairs and the Governor on the coordinated response efforts. It authorizes the
9 joint standing committee of the Legislature having jurisdiction over labor, commerce,
10 research and economic development matters to report out a bill regarding the response
11 team’s recommendations to the First Regular Session of the 126th Legislature.