



125th MAINE LEGISLATURE

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Legislative Document

No. 823

H.P. 619

House of Representatives, March 3, 2011

An Act To Amend the Law Governing Tax Increment Financing Districts

Reference to the Committee on Taxation suggested and ordered printed.

A handwritten signature in cursive script that reads "Heather J.R. Priest".

HEATHER J.R. PRIEST
Clerk

Presented by Representative ROCHELO of Biddeford.
Cosponsored by Senator HOBBS of York and
Representatives: BEAUDOIN of Biddeford, BERRY of Bowdoinham, CASAVANT of
Biddeford, FLEMINGS of Bar Harbor, HARLOW of Portland, Senators: COURTNEY of
York, HASTINGS of Oxford.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 30-A MRSA §5222, sub-§13**, as enacted by PL 2001, c. 669, §1, is
3 amended to read:

4 **13. Original assessed value.** "Original assessed value" means the taxable assessed
5 value of a development district as of March 31st of the tax year preceding the year in
6 which it was designated.

7 **Sec. 2. 30-A MRSA §5223, sub-§3, ¶D**, as amended by PL 2007, c. 693, §3 and
8 affected by §37, is further amended to read:

9 D. The aggregate value of municipal general obligation indebtedness financed by the
10 proceeds from tax increment financing districts within any county may not exceed
11 \$50,000,000 adjusted by a factor equal to the percentage change in the United States
12 Bureau of Labor Statistics Consumer Price Index, United States City Average from
13 January 1, 1996 to the date of calculation.

14 (1) The commissioner may adopt rules necessary to allocate or apportion the
15 designation of captured assessed value of property within proposed tax increment
16 financing districts to permit compliance with the condition in this paragraph.
17 Rules adopted pursuant to this paragraph are routine technical rules as defined in
18 Title 5, chapter 375, subchapter 2-A.

19 ~~(2) The acquisition, construction and installment of all real and personal property~~
20 ~~improvements, buildings, structures, fixtures and equipment included within the~~
21 ~~development program and financed through municipal bonded indebtedness must~~
22 ~~be completed within 5 years of the commissioner's approval of the designation of~~
23 ~~the tax increment financing district.~~

24 **Sec. 3. 30-A MRSA §5225, sub-§1, ¶C**, as amended by PL 2009, c. 314, §11, is
25 further amended to read:

26 C. Costs related to economic development, environmental improvements or
27 employment training within the municipality, including, but not limited to:

28 (1) Costs of funding economic development programs or events developed by
29 the municipality or funding the marketing of the municipality as a business or
30 arts location;

31 (2) Costs of funding environmental improvement projects developed by the
32 municipality for commercial or arts district use or related to such activities;

33 (3) Funding to establish permanent economic development revolving loan funds
34 ~~or~~ investment funds or grants;

35 (4) Costs of services and equipment to provide skills development and training
36 ~~for residents of the municipality~~. These costs may not exceed 20% of the total
37 project costs and must be designated as training funds in the development
38 program;

1 (5) Quality child care costs, including finance costs and construction, staffing,
2 training, certification and accreditation costs related to child care;

3 (6) Costs relating to planning, design, construction, maintenance, grooming and
4 improvements to new or existing recreational trails determined by the department
5 to have significant potential to promote economic development, including bridges
6 that are part of the trail corridor, used all or in part for all-terrain vehicles,
7 snowmobiles, hiking, bicycling, cross-country skiing or other related multiple
8 uses; and

9 (7) Costs associated with a new or expanded transit service, limited to:

10 (a) Transit service capital costs, including but not limited to: transit vehicles
11 such as buses, ferries, vans, rail conveyances and related equipment; bus
12 shelters and other transit-related structures; and benches, signs and other
13 transit-related infrastructure; and

14 (b) In the case of transit-oriented development districts, ongoing costs of
15 adding to an existing transit system or creating a new transit service and
16 limited strictly to transit operator salaries, transit vehicle fuel and transit
17 vehicle parts replacements; and

18 **Sec. 4. 30-A MRSA §5231**, as enacted by PL 2001, c. 669, §1, is amended to
19 read:

20 **§5231. Bond financing**

21 The legislative body of a municipality may authorize, issue and sell bonds, including,
22 but not limited to, general obligation or revenue bonds or notes, that mature within ~~20~~ 30
23 years from the date of issue to finance all project costs needed to carry out the
24 development program within the development district. The municipal officers authorized
25 to issue the bonds or notes may borrow money in anticipation of the sale of the bonds for
26 a period of up to 3 years by issuing temporary notes and notes in renewal of the bonds.
27 All revenues derived under section 5227 or under section 5228, subsection 1 received by
28 the municipality are pledged for the payment of the activities described in the
29 development program and used to reduce or cancel the taxes that may otherwise be
30 required to be expended for that purpose. The notes, bonds or other forms of financing
31 may not be included when computing the municipality's net debt. Nothing in this section
32 restricts the ability of the municipality to raise revenue for the payment of project costs in
33 any manner otherwise authorized by law.

34 **SUMMARY**

35 This bill changes the definition of "original assessed value" related to municipal
36 development districts from the "assessed value" of the district to the "taxable assessed
37 value" of the district. The bill repeals the requirement that a project financed through
38 municipal bonded indebtedness must be completed within 5 years of the commissioner's
39 approval of the designation of the tax increment financing district. It allows
40 municipalities that choose to use tax increment financing to cover costs related to
41 economic development to use the funds for grants in addition to revolving loan funds and

1 investment funds. It increases the maturity date on the bonds that a municipality may
2 authorize to finance project costs from 20 to 30 years from the date of issuance.