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Drafter: RO
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Proposed Amendment for Representative Geiger
LD 1694
An Act To Create the Maine Redevelopment Land Bank Authority

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

Insert a new section as follows:

§5152. Findings and declaration of necessity

The Legislature finds and declares that:

1. Blighted, abandoned, environmentally hazardous and functionally obsolete property burdens public resources. There exist areas in the State in need of economic revitalization where blighted, abandoned and environmentally hazardous property and property that is both functionally obsolete and unfit to be repurposed for another use present burdens on municipal revenues and public health and safety;

2. Need for revitalization. In order to strengthen and revitalize the economy of the State and municipalities, it is in the best interest of the State to assemble and dispose of blighted, abandoned and environmentally hazardous property and property that is both functionally obsolete and unfit to be repurposed for another use in a coordinated manner to foster development of that property and promote economic growth;

3. Coordinated development of blighted, abandoned, environmentally hazardous and functionally obsolete property serves the public interest. The planning and preparation of revitalizing the economy through the acquisition of blighted, abandoned and environmentally hazardous property and property that is both functionally obsolete and unfit to be repurposed for another use using public money are a governmental concern and serve a valid public purpose;

4. Facilitate coordinated redevelopment of blighted, abandoned, environmentally hazardous and functionally obsolete property. The establishment of the redevelopment authority is necessary to facilitate the relief of the conditions described in this section by assisting public entities, including, but not limited to, municipalities, counties, regional planning organizations and state agencies in the redevelopment of blighted, abandoned and environmentally hazardous property and property that is both functionally obsolete and unfit to be repurposed for another use into productive use; and

5. Municipalities, counties and unorganized territories have properties that they cannot restore to productive use due to a variety of technical or financial issues. The

establishment of the redevelopment authority is necessary to provide technical and or financial assistance to local governments upon request within Maine for the purpose of returning to productive use blighted, abandoned, environmentally hazardous and functionally obsolete property, including those that may have become municipally owned through the municipal foreclosure process.

Amend the following section as follows:

§5155. Eligible properties; Exemption of certain properties

1. Eligible properties. The redevelopment authority may not acquire property through an agreement under section 5156, subsection 4, unless the redevelopment authority determines that the property is which may include:

Amend the following section as follows:

§5156. Powers and duties generally

The Maine Redevelopment Land Bank Authority has the following powers and duties:

- 1. Suit.** To sue and be sued;
- 2. Seal.** To adopt and have an official seal and alter that seal at pleasure;
- 3. Office.** To maintain an office at a place designated by it within the State;
- 4. Agreements with public entities.** To enter into agreements with any public entity, including, but not limited to, municipalities, counties, regional planning organization and state agencies in order to effectuate the purposes of this chapter. Public entities may include municipal or regionally organized land banks. Agreements may include the acquisition of property or rights in that property from a municipality or county whose governing unit declares the need for such an agreement;
- 5. Agreements with federal agencies.** To enter into agreements with federal agencies related to funding of the redevelopment of property acquired in accordance with this chapter;
- 6. Assistance.** To provide assistance, by request, to entities in the State engaged in redevelopment activities, by utilizing the best practices adopted by the Development Ready Advisory Committee under section 5159;
- 7. Application for funding.** To apply for grants, loans and other financial assistance from state or federal government programs for redevelopment projects consistent with this chapter;
- 8. Bonds.** Issue revenue bonds as provided in this chapter;

9. Eminent domain. To acquire in a municipality, through an agreement with a municipality or county as described in subsection 1, any real property which the redevelopment authority considers necessary for the purposes of this chapter. The redevelopment authority must first adopt a resolution declaring that the acquisition of the real property described in the resolution is necessary for those purposes. The redevelopment authority shall exercise the power of eminent domain in the manner provided in section 5108, but references in section 5108 to an urban renewal project and a renewal project area and the like do not apply;

10. Rules. Adopt rules, including its bylaws, for the purposes of carrying out this chapter. Rules adopted pursuant to this section are routine technical rules as defined in Title 5, chapter 375, subchapter II-A; and

11. Other functions. Perform other function necessary or useful for carrying out any of its powers, duties or purposes.

Strike all of Sec. 5 (Unallocated language directing research and a report on liability related to certain properties)

Renumber and reletter all nonconsecutive Part or section.

SUMMARY