

MAINE STATE LEGISLATURE

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ONE - HUNDRETH LEGISLATURE

Legislative Document

No. 1286

H. P. 938

House of Representatives, February 7, 1961

Referred to Committee on Legal Affairs. Sent up for concurrence and ordered printed.

HARVEY R. PEASE, Clerk

Presented by Mr. Baxter of Pittsfield.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SIXTY-ONE

AN ACT Enabling Municipalities to Obtain Additional Federal Grants for
Urban Renewal Projects.

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

R. S., c. 90-C, additional. The Revised Statutes are amended by adding a new chapter 90-C, to read as follows :

‘Chapter 90-C.

Federal Aid for Urban Renewal Projects.

Sec. 1. Purpose. The purpose of this chapter is to assist municipalities and their redevelopment authorities to obtain the additional federal capital grants for urban renewal projects which are available pursuant to Title I of the Housing Act of 1949, as amended, which establish, as local grants-in-aid for federally-assisted urban renewal projects being or to be undertaken by municipalities or their redevelopment authorities, the aggregate amount of expenditures made by an educational institution of higher learning directly or through a private redevelopment corporation, for land, buildings and structures located in areas adjacent to or in the immediate vicinity of federally assisted urban renewal projects if such land, buildings or structures are to be redeveloped or rehabilitated by such institution for educational uses in accordance with a development plan approved under State or local law after public hearing and found acceptable by the Housing and Home Finance Administrator after considering the standards specified in section 110(b) of Title I of the Housing Act of 1949, as amended; such additional federal capital grants being available in an amount equal to 2 or 3 times the aggregate amount of such expenditures.

Sec. 2. Preparation and approval of development plans. The governing body of any municipality is authorized to approve, after a public hearing thereon, a development plan proposed by any educational institution of higher learning located in such municipality, or by a private redevelopment corporation, for the redevelopment and renewal of an area, hereinafter referred to as a "project area" adjacent to or in the immediate vicinity of the location of principal buildings of such institution, or a major branch of such institution, where teaching or research is done or where students or faculty live, and the area of an urban renewal project, assisted under Title I of the Housing Act of 1949, as amended, which is being undertaken by such municipality or its redevelopment authority. Any state educational institution of higher learning or private redevelopment corporation is authorized to prepare such development plans. Any city may authorize any educational institution of higher learning established and maintained by such city to prepare such development plans.

Sec. 3. Public hearing. Prior to approving any development plan pursuant to section 2, the governing body of the municipality or its redevelopment authority shall hold a public hearing on such development plan, such public hearing to be held not less than 7 nor more than 14 days after notice of the time, place and purpose thereof shall have been published in a newspaper having general circulation in such municipality.

Sec. 4. Cooperation in carrying out approved development plan. If the governing body of a municipality approves a development plan for a project area, such municipality and its redevelopment authority may cooperate with the educational institution of higher learning or private redevelopment corporation in carrying out such approved development plan, and, for such purpose, may contract with such educational institution or private redevelopment corporation for the exercise of any of the powers of such municipality and its redevelopment authority. Any municipality or its redevelopment authority, and any state educational institution of higher learning, and, when so authorized by such city, any educational institution of higher learning established and maintained by any city, may do all things, and may take such actions, as may be necessary or desirable to assure that it obtains credit as a local grant-in-aid for the aggregate amount of expenditures made by any such educational institution or redevelopment corporation which would be eligible as such under Title I of the Housing Act of 1949, as amended.

Sec. 5. Definitions. For the purposes of this chapter, the following terms shall have the meanings, respectively ascribed to them below:

I. Development plan. "Development plan" shall mean a plan proposed by an educational institution of higher learning or a private redevelopment corporation for the redevelopment and renewal of a project area and, which plan shall conform to the general plan of the locality as a whole, and shall conform to the requirements of chapter 90-B with respect to the content of redevelopment or renewal plans.

II. Educational institution of higher learning. "Educational institution of higher learning" shall mean educational institution, no part of the net earnings of which shall inure to the benefit of any private shareholder or in-

dividual, which provides an educational program for which it awards a baccalaureate or more advanced degree, or provides for not less than a 2-year program which is acceptable for full credit towards such a degree, and is accredited by a national accrediting agency or association or, if not so accredited, an educational institution whose credits are accepted, on transfer, by not less than 3 such accredited educational institutions for credit on the same basis as if transferred from an educational institution so accredited.

III. Municipality. "Municipality" shall mean any municipality which pursuant to chapter 90-B is authorized, directly or through its urban renewal authority, to undertake and carry out redevelopment or renewal projects.

IV. Private redevelopment corporation. "Private redevelopment corporation" shall mean any corporation which is wholly owned or controlled by one or more educational institutions of higher learning or a corporation which operates in behalf of an educational institution on a nonprofit basis.

V. Project area. "Project area" shall mean a slum area or a blighted, deteriorated or deteriorating area.'