

# MAINE STATE LEGISLATURE

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# ONE HUNDRED AND THIRD LEGISLATURE

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**Legislative Document**

**No. 1317**

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H. P. 907

House of Representatives, March 2, 1967

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

BERTHA W. JOHNSON, Clerk

Presented by Mrs. Wheeler of Portland.

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## STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED  
SIXTY-SEVEN

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### AN ACT Amending the Portland Renewal Authority Law.

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

**P. & S. L., 1951, c. 217, §§ 28-32, additional.** Chapter 217 of the private and special laws of 1951, as amended, is further amended by adding 5 new sections, 28 to 32, to read as follows:

**Sec. 28. Purpose.** The purpose of the following sections is to assist the Portland Renewal Authority 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 urban renewal authorities, the aggregate amount of expenditures made by an educational institution of higher learning or hospital 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 or hospital 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. 29. Definitions.** For the purposes of section 28, the following terms shall have the meanings, respectively, ascribed to them below:

1. **Development plan.** "Development plan" shall mean a plan proposed by an educational institution of higher learning, hospital or a private redevelopment

corporation for the redevelopment and renewal of a project area, and which plan shall conform to the comprehensive plan and shall conform to the requirements of this chapter with respect to the content of redevelopment or renewal plans.

2. Hospital. "Hospital" shall mean any public or private hospital licensed by the State, no part of the net earnings of which inures to the benefit of any private shareholder or individual.

3. Hospital uses. "Hospital uses" shall mean uses related to the functions of a hospital in providing care and treatment of the ill or injured, including the housing, feeding and care of resident interns, physicians and nurses.

4. 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.

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

Sec. 30. Preparation and approval of redevelopment plans. The city council is authorized to approve, after a public hearing thereon, a development plan proposed by any educational institution of higher learning or hospital located in such city, or by a private redevelopment corporation, for the redevelopment and renewal of an area, hereinafter in these sections referred to as a "project area" adjacent to or in the immediate vicinity of the location of principal buildings of such institution or hospital or a major branch of such institution or hospital, 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 the Portland Renewal Authority. Any state educational institution of higher learning, hospital or private redevelopment corporation is authorized to prepare such development plans and any educational institution of higher learning or hospital established and maintained by the city is authorized to prepare such development plans.

Sec. 31. Public hearing. Prior to approving any development plan pursuant to section 30, the city council or 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. 32. Cooperation in carrying out approved development plan. If the city council approves a development plan for a project area, the authority may cooperate with the educational institution of higher learning, hospital or private redevelopment corporation in carrying out such approved development plan, for such purpose, may contract with such educational institution, hospital or private redevelopment corporation for the exercise of any of the powers of the authority.