

MAINE STATE LEGISLATURE

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1 (EMERGENCY)
2 THIRD SPECIAL SESSION
3

4 ONE HUNDRED AND TWELFTH LEGISLATURE
5

6 Legislative Document

No. 2451

8 H.P. 1774

House of Representatives, October 17, 1986

9 Approved for introduction by a majority of the Legislative Council
pursuant to Joint Rule 26.

10 Reference to the Committee on State Government suggested and ordered
printed.

11 EDWIN H. PERT, Clerk

Presented by Representative Michaud of Medway.

12 Cosponsored by Representative Pray of Penobscot and Representative
Gwadosky of Fairfield.

13 STATE OF MAINE
14

15 IN THE YEAR OF OUR LORD
16 NINETEEN HUNDRED AND EIGHTY-SIX
17

18 AN ACT Amending the Community Industrial
19 Buildings Program Law.
20

21 Emergency preamble. Whereas, Acts of the Legis-
22 lature do not become effective until 90 days after
23 adjournment unless enacted as emergencies; and

24 Whereas, the Community Industrial Buildings (CIB)
25 Program contains a restriction that prohibits the
26 construction of CIB buildings in a county with an un-
27 occupied CIB building; and

28 Whereas, county lines are not realistic bounda-
29 ries of different economies; and

30 Whereas, the municipalities bear the responsibil-
31 ity for the repayment of these industrial buildings
32 which takes the burden off the State; and

1 Whereas, there are several municipalities which
2 could realize significant economic results very soon
3 if the restriction is removed; and

4 Whereas, in the judgment of the Legislature,
5 these facts create an emergency within the meaning of
6 the Constitution of Maine and require the following
7 legislation as immediately necessary for the preser-
8 vation of the public peace, health and safety; now,
9 therefore,

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

12 5 MRSA §7012, sub-§1, ¶C, as enacted by PL 1983,
13 c. 519, §2, is repealed and the following enacted in
14 its place:

15 C. No more than one unoccupied community indus-
16 trial building may be financed in any one labor
17 market area as defined by the Maine Department of
18 Labor.

19 Emergency clause. In view of the emergency cited
20 in the preamble, this Act shall take effect when ap-
21 proved.

1

STATEMENT OF FACT

2 This bill amends the Community Industrial Build-
3 ings Program (CIB) which provides "shell" building
4 financing for the construction of "shell" industrial
5 buildings or speculation buildings in municipalities
6 which need these facilities to bring industry into
7 the municipalities or enable an existing business to
8 expand. Currently the law prohibits the construction
9 of a "shell" building in a county in which there is
10 an existing unoccupied shell building. As a result,
11 if there is an unoccupied shell building in Houlton,
12 a shell building cannot be constructed in Madawaska
13 under the CIB program no matter how significant the
14 potential results could be. Similarly, an industrial
15 building could not be constructed in Wilton under the
16 CIB program if there is an unoccupied CIB building in
17 Rangeley.

18 County lines are not accurate or real boundaries
19 of different economies in the State. The Dexter
20 economy is very different for the Bangor economy
21 which, in turn, is very different from the Lincoln
22 economy, all of which are located in the same county.

23 This bill proposes to use labor market areas as
24 defined by the Department of Labor as geographical
25 boundaries of economies throughout the State. In
26 this way, a distressed municipality will not be pe-
27 nalized by the existence of an unoccupied CIB build-
28 ing in another municipality.

29 This bill is necessary to remove an unnecessary
30 restriction that severely and adversely affects the
31 economies of many different municipalities in rural
32 areas.

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