

LEGISLATURE OF NEBRASKA
ONE HUNDRED FOURTH LEGISLATURE
FIRST SESSION

LEGISLATIVE BILL 457

Introduced by Gloor, 35; Scheer, 19.

Read first time January 20, 2015

Committee: Banking, Commerce and Insurance

1 A BILL FOR AN ACT relating to economic development; to amend sections
2 81-1213, 81-12,146, and 81-12,147, Reissue Revised Statutes of
3 Nebraska, and section 58-708, Revised Statutes Cumulative
4 Supplement, 2014; to terminate a fund; to change the Site and
5 Building Development Act; to harmonize provisions; and to repeal the
6 original sections.

7 Be it enacted by the people of the State of Nebraska,

1 Section 1. Section 58-708, Revised Statutes Cumulative Supplement,
2 2014, is amended to read:

3 58-708 (1) During each calendar year in which funds are available
4 from the Affordable Housing Trust Fund for use by the Department of
5 Economic Development, the department shall allocate a specific amount of
6 funds, not less than thirty percent, to each congressional district. The
7 department shall announce a grant and loan application period of at least
8 ninety days duration for all projects. In selecting projects to receive
9 trust fund assistance, the department shall develop a qualified
10 allocation plan and give first priority to financially viable projects
11 that serve the lowest income occupants for the longest period of time.
12 The qualified allocation plan shall:

13 (a) Set forth selection criteria to be used to determine housing
14 priorities of the housing trust fund which are appropriate to local
15 conditions, including the community's immediate need for affordable
16 housing, proposed increases in home ownership, private dollars leveraged,
17 level of local government support and participation, and repayment, in
18 part or in whole, of financial assistance awarded by the fund; and

19 (b) Give first priority in allocating trust fund assistance among
20 selected projects to those projects which are located in whole or in part
21 within an enterprise zone designated pursuant to the Enterprise Zone Act,
22 serve the lowest income occupant, and are obligated to serve qualified
23 occupants for the longest period of time.

24 (2) The department shall fund in order of priority as many
25 applications as will utilize available funds less actual administrative
26 costs of the department in administering the program. In administering
27 the program the department may contract for services or directly provide
28 funds to other governmental entities or instrumentalities.

29 (3) The department may recapture any funds which were allocated to a
30 qualified recipient for an eligible project through an award agreement if
31 such funds were not utilized for eligible costs within the time of

1 performance under the agreement and are therefor no longer obligated to
2 the project. The recaptured funds shall be credited to the Affordable
3 Housing Trust Fund Industrial Recovery Fund ~~except as provided in section~~
4 ~~81-1213.~~

5 Sec. 2. Section 81-1213, Reissue Revised Statutes of Nebraska, is
6 amended to read:

7 81-1213 (1) The Industrial Recovery Fund is created. The fund shall
8 be administered by the Department of Economic Development. Any money in
9 the fund available for investment shall be invested by the state
10 investment officer pursuant to the Nebraska Capital Expansion Act and the
11 Nebraska State Funds Investment Act.

12 (2) The department may provide assistance from the fund to a
13 political subdivision impacted by a sudden and significant private-sector
14 entity closure or downsizing that will have a significant impact on the
15 community. The assistance shall be used to mitigate the economic impact
16 of the closure or downsizing by making necessary improvements to the
17 buildings and infrastructure, or both, related to the assets of the
18 private-sector entity.

19 (3) The Industrial Recovery Fund terminates on the effective date of
20 this act, and the State Treasurer shall transfer any money in the fund on
21 such date to the Site and Building Development Fund ~~The fund shall~~
22 ~~consist of funds remitted for deposit in the fund pursuant to section~~
23 ~~58-708. If the fund balance exceeds one million dollars, deposits to the~~
24 ~~fund pursuant to such section shall cease until the fund balance is less~~
25 ~~than one million dollars.~~

26 Sec. 3. Section 81-12,146, Reissue Revised Statutes of Nebraska, is
27 amended to read:

28 81-12,146 The Site and Building Development Fund is created. The
29 fund shall receive money pursuant to section 76-903 and may include
30 revenue from appropriations from the Legislature, grants, private
31 contributions, repayment of loans, and all other sources. The Department

1 of Economic Development, as part of its comprehensive business
2 development strategy, shall administer the fund. Any money in the fund
3 available for investment shall be invested by the state investment
4 officer pursuant to the Nebraska Capital Expansion Act and the Nebraska
5 State Funds Investment Act.

6 ~~The State Treasurer shall transfer one million dollars from the~~
7 ~~Affordable Housing Trust Fund to the Site and Building Development Fund~~
8 ~~on or after January 1, 2012, but no later than January 10, 2012.~~

9 ~~The State Treasurer shall transfer one million dollars from the~~
10 ~~Affordable Housing Trust Fund to the Site and Building Development Fund~~
11 ~~on or after January 1, 2013, but no later than January 10, 2013.~~

12 Sec. 4. Section 81-12,147, Reissue Revised Statutes of Nebraska, is
13 amended to read:

14 81-12,147 The Department of Economic Development shall use the Site
15 and Building Development Fund to finance loans, grants, subsidies, credit
16 enhancements, and other financial assistance for industrial site and
17 building development and for expenses of the department as appropriated
18 by the Legislature for administering the fund. The following activities
19 are eligible for assistance from the fund:

20 (1) Grants or zero-interest loans to villages, cities, or counties
21 to acquire land, infuse infrastructure, or otherwise make large sites and
22 buildings ready for industrial development;

23 (2) Matching funds for new construction, rehabilitation, or
24 acquisition of land and buildings to assist villages, cities, and
25 counties;

26 (3) Technical assistance, design and finance services, and
27 consultation for villages, cities, and counties for the preparation and
28 creation of industrial-ready sites and buildings;

29 (4) Loan guarantees for eligible projects;

30 (5) Projects making industrial-ready sites and buildings more
31 accessible to business and industry;~~and~~

1 (6) Infrastructure projects necessary for the development of
2 industrial-ready sites and buildings; and -

3 (7) Projects that mitigate the economic impact of a closure or
4 downsizing of a private-sector entity by making necessary improvements to
5 buildings and infrastructure.

6 Sec. 5. Original sections 81-1213, 81-12,146, and 81-12,147,
7 Reissue Revised Statutes of Nebraska, and section 58-708, Revised
8 Statutes Cumulative Supplement, 2014, are repealed.