

HCS HB 741 -- MISSOURI ECONOMIC DEVELOPMENT CODE

SPONSOR: Richard (Pearce)

COMMITTEE ACTION: Voted "do pass" by the Special Committee on Job Creation and Economic Development by a vote of 11 to 0.

This substitute establishes the Missouri Economic Development Code and specifies that if provisions of this code are inconsistent with the provisions of any other law, the code will be controlling.

Each municipality or county may create a Missouri economic development code job creation commission, but it will only be able to conduct business if approved by the governing body by an order or ordinance. In order to be approved, the governing body must make certain findings which are specified in the substitute. Each commission will be governed by a board of commissioners.

The code cannot be used for any residential development project if the taxes that would normally go to the school district would be used to finance the project. In this case, the school boards of all school districts located in the area of the project must consent to the project.

The code is prohibited from being used in conjunction with any other redevelopment program authorized under Chapter 99, RSMo. These programs include tax increment financing and the Missouri Downtown Economic Stimulus Act.

The substitute specifies:

- (1) The commission's membership and powers;
- (2) The items which must be included in a development plan and the findings which must be made for a municipality or county to adopt the plan. The findings must include a cost-benefit analysis of the economic impact the development plan will have on the municipality, county, and school districts that are within the development area. The initial development or redevelopment of a gambling establishment is prohibited. The development project must be completed and all debts retired within 25 years;
- (3) The requirements for public hearings related to the project;
- (4) The manner in which obligations may be issued and retired; and
- (5) The manner in which payments in lieu of taxes and economic activity taxes will be allocated while development financing is

undertaken.

FISCAL NOTE: No impact on state funds in FY 2008, FY 2009, and FY 2010.

PROPONENTS: Supporters say that the bill is extremely important to rural areas of the state because it will allow them to develop greenfield space. Traditional tax increment financing can only be used to redevelop a blighted area; but rural areas, in particular, need a tool for initial land development. Any community in the state can use the code. No one is required to use the code, it is entirely voluntary. It can only be used for public infrastructure projects and not for any residential project unless agreed upon by all of the affected school districts.

Testifying for the bill were Representative Pearce; Missouri Economic Development Council; Jefferson City Area Chamber of Commerce; Johnson County Economic Development Corporation; Roy Hunter, Marshall-Saline Economic Development Corporation; John Bode, Carthage Chamber of Commerce; and Rob O'Brian, Joplin Area Chamber of Commerce.

OPPONENTS: There was no opposition voiced to the committee.