

1 Introduced by Senator Baruth

2 Referred to Committee on

3 Date:

4 Subject: Commerce and trade; economic development; industrial development;
5 enterprise zones

6 Statement of purpose of bill as introduced: This bill proposes to create
7 enterprise zones to create designated spaces for targeted industrial growth
8 related to designated downtowns, village centers, new town centers, or growth
9 centers, and to provide state assistance for these zones so that industrial and
10 business uses are able to locate in appropriate spaces rather than in rural,
11 greenfield, or sprawling areas

12 An act relating to creating enterprise zone incentives

13 It is hereby enacted by the General Assembly of the State of Vermont:

14 Sec. 1. FINDINGS AND PURPOSE

15 (1) The General Assembly finds that there are areas that may not be
16 appropriate for, or compatible with, existing uses within the downtown, village
17 center, new town center, or growth center of a community.

18 (2) In order to enhance the quality of these centers and to create a place for
19 inconsistent uses to locate without sprawling into the countryside, enterprise
20 zones should be recognized and include lands appropriate for business or

1 industrial use, as determined by the local and regional planning authorities for
2 the area and with the approval of the Commissioner of the Department of
3 Housing and Community Development within the Agency of Commerce and
4 Community Development.

5 Sec. 2. ENTERPRISE ZONE; DESIGNATION; INCENTIVES

6 (a) Upon approval of the Commissioner of Housing and Community
7 Development, a regional planning commission shall have the authority to
8 designate as a Vermont Enterprise Zone one or more geographic areas within
9 its service area that, at minimum:

10 (1) has clearly defined boundaries that are zoned or permitted for
11 industrial or business use as of January 2010 and has been approved by one or
12 more municipalities in their municipal plans to accommodate a share of the
13 industrial and business growth anticipated by the municipality or
14 municipalities over a 20-year period;

15 (2) functions as a single, integrated area and provides functional
16 connections, namely connections to existing or planned public or private
17 infrastructure, to a designated downtown, village center, new town center or
18 growth center located within a community.

19 (b) Notwithstanding any other provision of law to the contrary, the
20 developer of a project in an approved Vermont Enterprise Zone shall be
21 eligible for the following incentives:

- 1 (1) access to the loans and assistance available to a local development
2 corporation from the Vermont Economic Development Authority for the
3 creation or improvement of industrial parks under 10 V.S.A. chapter 12,
4 subchapter 3 (Industrial Parks, Speculative Buildings, and Small Business
5 Incubator Facilities);
- 6 (2) site planning assistance from the Department of Housing and
7 Community Development in an amount up to 50 percent of the project cost;
- 8 (3) financing of up to 50 percent of site acquisition and infrastructure
9 development costs from the Department of Housing and Community
10 Development, through grants, loans, or other mechanisms as determined by the
11 Commissioner of Housing and Community Development in his or her
12 discretion.
- 13 (4) for an industrial park in existence since January 2010 that has a
14 current valid Act 250 permit and is located within a municipality that has
15 adopted a municipal plan and zoning and subdivision bylaws, the project shall
16 be exempt from the requirements of 10 V.S.A. chapter 151.

17 Sec. 3. EFFECTIVE DATE

18 This act shall take effect on July 1, 2014.