1	TO THE HOUSE OF REPRESENTATIVES:
2	The Committee on Commerce and Economic Development to which was
3	referred House Bill No. 548 entitled "An act relating to limiting additional TIF
4	districts" respectfully reports that the bill be amended by striking out Sec. 2,
5	effective date, in its entirety and inserting after Sec. 1 the following:
6	Sec. 2. TAX INCREMENT FINANCING; METRICS; REPORT
7	(a) On or before December 15, 2018, the Vermont Economic Progress
8	Council, in consultation with the Agency of Commerce and Community
9	Development, the Department of Taxes, the State Auditor, the consulting
10	Legislative Economist, and the Joint Fiscal Office, shall develop metrics to
11	evaluate:
12	(1) the regional and statewide economic impact of existing tax
13	increment financing districts; and
14	(2) the projected regional and statewide economic benefits that would
15	result from a newly created tax increment financing district.
16	(b) On or before January 15, 2019, the Vermont Economic Progress
17	Council shall prepare and present to the House Committees on Commerce and
18	Economic Development and on Ways and Means, and the Senate Committees
19	on Economic Development, Housing and General Affairs and on Finance draft
20	legislation incorporating the metrics described in subsection (a) of this section

1	as part of the criteria used to evaluate a municipality's application for a tax
2	increment financing district.
3	Sec. 3. TAX INCREMENT FINANCING; SMALL TOWN; STUDY
4	(a) On or before January 15, 2019, the Agency of Commerce and
5	Community Development, in consultation with interested stakeholders, shall
6	study the creation of a tax increment financing program or alternative
7	economic development tool that achieves a similar goal that would be targeted
8	at promoting economic development and affordable housing in towns with a
9	population at or below 4,000. The study may include:
10	(1) options for how to sustain a tax increment financing district or
11	alternative economic development program in towns with a small tax base; and
12	(2) a consideration of whether a population size at or below 4,000 would
13	be appropriate for the program.
14	(b) The Secretary of Commerce and Community Development shall submit
15	a report to the House Committees on Commerce and Economic Development
16	and on Ways and Means and the Senate Committees on Economic
17	Development, Housing and General Affairs and on Finance with
18	recommendations on the feasibility of the program described in subsection (a)
19	of this section, and if feasible, how the program would be implemented.

1	Sec. 4. 24 V.S.A. § 1892 is amended to read:
2	§ 1892. CREATION OF DISTRICT
3	* * *
4	(g) Beginning in 2019 and annually thereafter, on or before January 15 of
5	each year, the Joint Fiscal Office, with the assistance of the consulting
6	Legislative Economist, the Department of Taxes, and the Agency of
7	Commerce and Community Development in consultation with the Vermont
8	Economic Progress Council, shall examine the recommendations and
9	conclusions of the tax increment financing capacity study and report created
10	pursuant to subsection (e) of this section, and shall submit to the Emergency
11	Board and to the House Committees on Commerce and Economic
12	Development and on Ways and Means and the Senate Committees on
13	Economic Development, Housing and General Affairs and on Finance an
14	updated summary report that includes:
15	(1) an assessment of any material changes from the initial report
16	concerning TIFs and other tools and an assessment of the health and
17	sustainability of the tax increment financing system in Vermont;
18	(2) short term and long term projections on the positive and negative
19	fiscal impacts of the TIF districts or other tools, as applicable, that are
20	currently active or authorized in the State;

1	(3) a review of the size and affordability of the net indebtedness for TIF
2	districts and an estimate of the maximum amount of new long-term net debt
3	that prudently may be authorized for TIF districts or other tools in the next
4	fiscal year. [Repealed.]
5	(h) Annually, based on the analysis and recommendations included in the
6	reports required in this section, the General Assembly shall consider the
7	amount of new long-term net debt that prudently may be authorized for TIF
8	districts in the next fiscal year and determine whether to expand the number of
9	TIF districts or similar economic development tools in addition to the
10	previously approved districts referenced in subsection (d) of this section and
11	the six additional districts authorized by 32 V.S.A. § 5404a(f). [Repealed.]
12	Sec. 5. EFFECTIVE DATE
13	This act shall take effect on passage.
14	and that after passage the title of the bill be amended to read: "An act relating
15	to tax increment financing districts"
16	
17	
18	(Committee vote:)
19	
20	Representative
21	FOR THE COMMITTEE