

9629

I N A S S E M B L Y

March 23, 2016

Introduced by M. of A. MAYER -- read once and referred to the Committee
on Local Governments

AN ACT to amend the not-for-profit corporation law and the general
municipal law, in relation to reforming local development corporations
and industrial development agencies

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEM-
BLY, DO ENACT AS FOLLOWS:

1 Section 1. Subparagraphs 2 and 3 of paragraph (d) of section 1411 of
2 the not-for-profit corporation law are amended and a new subparagraph
3 2-a is added to read as follows:
4 (2) Notwithstanding the provisions of any general, special, or local
5 law, charter, or ordinance to the contrary, such sale or lease [may]
6 SHALL be made [without] WITH AN appraisal, public notice, (except as
7 provided in subparagraph (4) OF THIS PARAGRAPH) [or] AND SUBJECT TO
8 public bidding for such price or rental [and upon such terms as may be
9 agreed upon between the county, city, town or village and said local
10 development corporation; provided, however, that in]. IN case of a
11 lease, the term may not exceed ninety-nine years; and provided, further,
12 that, in cities having a population of one million or more, no such sale
13 or lease shall be made without the approval of a majority of the members
14 of the [borough improvement board of the borough] COMMUNITY BOARD OR
15 BOARDS FOR THE COMMUNITY DISTRICT OR DISTRICTS in which such real prop-
16 erty is located AND THE RESPECTIVE BOROUGH BOARD, IF SUCH REAL PROPERTY
17 IS LOCATED IN TWO OR MORE COMMUNITY DISTRICTS.
18 (2-A) (I) THE CORPORATION SHALL PREPARE OR CAUSE TO BE PREPARED, BY
19 CONTRACT OR OTHERWISE, AN ECONOMIC IMPACT STATEMENT ON ANY ACTION THAT
20 IT PROPOSES OR APPROVES WHICH MAY HAVE A SIGNIFICANT EFFECT ON THE
21 AFFECTED LOCAL ECONOMY AND LOCAL COMMUNITY. THE CORPORATION SHALL USE
22 ALL PRACTICABLE MEANS TO REALIZE THE POLICIES AND GOALS SET FORTH IN
23 THIS SECTION, AND SHALL ACT AND CHOOSE ALTERNATIVES WHICH, CONSISTENT
24 WITH SOCIAL, ECONOMIC, ENVIRONMENTAL, LABOR, AND OTHER ESSENTIAL CONSID-
25 ERATIONS, TO THE MAXIMUM EXTENT PRACTICABLE, MINIMIZE OR AVOID ADVERSE
26 ECONOMIC EFFECTS, INCLUDING EFFECTS REVEALED IN THE ECONOMIC IMPACT

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets
[] is old law to be omitted.

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1 STATEMENT PROCESS. SUCH A STATEMENT SHALL INCLUDE A DETAILED STATEMENT
2 SETTING FORTH THE FOLLOWING:

3 (A) A DESCRIPTION OF THE PROPOSED ACTION AND ITS ECONOMIC AND SOCIAL
4 SETTING;

5 (B) THE ECONOMIC AND SOCIAL IMPACT OF THE PROPOSED ACTION, INCLUDING
6 SHORT-TERM AND LONG-TERM EFFECTS, ESPECIALLY TO THE AFFECTED COMMUNITY;

7 (C) ANY ADVERSE ECONOMIC EFFECTS WHICH CANNOT BE AVOIDED SHOULD THE
8 PROPOSAL BE IMPLEMENTED;

9 (D) ALTERNATIVES TO THE PROPOSED ACTION;

10 (E) ANY IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS AND SOCIAL
11 RESOURCES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION, SHOULD IT BE
12 IMPLEMENTED;

13 (F) MITIGATION MEASURES PROPOSED TO MINIMIZE THE ECONOMIC, SOCIAL, OR
14 OTHER ESSENTIAL IMPACTS; AND

15 (G) THE GROWTH-INDUCING ASPECTS OF THE PROPOSED ACTION, WHERE APPLICA-
16 BLE AND SIGNIFICANT. SUCH A STATEMENT SHALL ALSO INCLUDE COPIES OR A
17 SUMMARY OF THE SUBSTANTIVE COMMENTS RECEIVED BY THE CORPORATION PURSUANT
18 TO CLAUSE (IV) OF THIS SUBPARAGRAPH AND THE CORPORATION'S RESPONSE TO
19 SUCH COMMENTS. THE PURPOSE OF AN ECONOMIC IMPACT STATEMENT IS TO PROVIDE
20 DETAILED INFORMATION ABOUT THE EFFECT WHICH A PROPOSED ACTION IS LIKELY
21 TO HAVE ON THE ECONOMY, EMPLOYMENT CONDITIONS, AND SOCIAL CHARACTER-
22 ISTICS OF A COMMUNITY, TO LIST WAYS IN WHICH ANY ADVERSE EFFECTS OF SUCH
23 AN ACTION MIGHT BE MINIMIZED, AND TO SUGGEST ALTERNATIVES TO SUCH AN
24 ACTION SO AS TO FORM THE BASIS FOR A DECISION AS TO WHETHER OR NOT TO
25 UNDERTAKE OR APPROVE SUCH ACTION. SUCH STATEMENT SHALL BE CLEARLY WRIT-
26 TEN IN A CONCISE MANNER CAPABLE OF BEING READ AND UNDERSTOOD BY THE
27 PUBLIC, SHALL DEAL WITH THE SPECIFIC, SIGNIFICANT ECONOMIC IMPACTS WHICH
28 CAN BE REASONABLY ANTICIPATED, AND SHALL NOT CONTAIN MORE DETAIL THAN IS
29 APPROPRIATE, CONSIDERING THE NATURE AND MAGNITUDE OF THE PROPOSED ACTION
30 AND THE SIGNIFICANCE OF ITS POTENTIAL IMPACTS.

31 (II) THE CORPORATION MAY REQUIRE AN APPLICANT TO SUBMIT AN ECONOMIC
32 REPORT TO ASSIST THE CORPORATION IN CARRYING OUT ITS RESPONSIBILITIES,
33 INCLUDING THE INITIAL DETERMINATION AND, (WHERE THE APPLICANT DOES NOT
34 PREPARE THE ECONOMIC IMPACT STATEMENT), THE PREPARATION OF AN ECONOMIC
35 IMPACT STATEMENT UNDER THIS SUBPARAGRAPH. THE CORPORATION MAY REQUEST
36 SUCH OTHER INFORMATION FROM AN APPLICANT AS IT DEEMS NECESSARY FOR THE
37 REVIEW OF ECONOMIC AND SOCIAL IMPACTS. NOTWITHSTANDING ANY USE OF
38 OUTSIDE RESOURCES OR WORK, CORPORATIONS SHALL MAKE THEIR OWN INDEPENDENT
39 JUDGMENT OF THE SCOPE, CONTENTS, AND ADEQUACY OF AN ECONOMIC IMPACT
40 STATEMENT.

41 (III) (A) AS EARLY AS POSSIBLE IN THE FORMULATION OF A PROPOSAL FOR AN
42 ACTION, THE CORPORATION SHALL MAKE AN INITIAL DETERMINATION AS TO WHETH-
43 ER OR NOT AN ECONOMIC IMPACT STATEMENT NEED BE PREPARED FOR THE ACTION.
44 WITH RESPECT TO ACTIONS INVOLVING THE ISSUANCE TO AN APPLICANT OF A
45 PERMIT OR OTHER ENTITLEMENT, THE CORPORATION SHALL NOTIFY THE APPLICANT
46 IN WRITING OF ITS INITIAL DETERMINATION, SPECIFYING THEREIN THE BASIS
47 FOR SUCH DETERMINATION. NOTICE OF THE INITIAL DETERMINATION, ALONG WITH
48 APPROPRIATE SUPPORTING FINDINGS ON CORPORATION ACTIONS, SHALL BE KEPT ON
49 FILE IN THE MAIN OFFICE OF THE CORPORATION FOR PUBLIC INSPECTION. IF THE
50 CORPORATION DETERMINES THAT SUCH STATEMENT IS REQUIRED, THE CORPORATION
51 OR THE APPLICANT, AT THE APPLICANT'S OPTION, SHALL PREPARE OR CAUSE TO
52 BE PREPARED A DRAFT ECONOMIC IMPACT STATEMENT. IF THE APPLICANT DOES
53 NOT EXERCISE THE OPTION TO PREPARE SUCH STATEMENT, THE CORPORATION SHALL
54 PREPARE IT, CAUSE IT TO BE PREPARED, OR TERMINATE ITS REVIEW OF THE
55 PROPOSED ACTION. SUCH STATEMENT SHALL DESCRIBE THE PROPOSED ACTION AND
56 REASONABLE ALTERNATIVES TO THE ACTION, AND BRIEFLY DISCUSS, ON THE BASIS

1 OF INFORMATION THEN AVAILABLE, THE REMAINING ITEMS REQUIRED TO BE
2 SUBMITTED BY CLAUSE (I) OF THIS SUBPARAGRAPH. THE PURPOSE OF A DRAFT
3 ECONOMIC STATEMENT IS TO RELATE ECONOMIC AND SOCIAL CONSIDERATIONS TO
4 THE INCEPTION OF THE PLANNING PROCESS, TO INFORM THE PUBLIC AND OTHER
5 PUBLIC AGENCIES AS EARLY AS POSSIBLE ABOUT PROPOSED ACTIONS THAT MAY
6 SIGNIFICANTLY AFFECT THE QUALITY OF THE ECONOMIC AND SOCIAL CONDITIONS,
7 AND TO SOLICIT COMMENTS WHICH WILL ASSIST THE CORPORATION IN THE DECI-
8 SION MAKING PROCESS IN DETERMINING THE ECONOMIC AND SOCIAL CONSEQUENCES
9 OF THE PROPOSED ACTION. THE DRAFT STATEMENT SHALL RESEMBLE IN FORM AND
10 CONTENT THE ECONOMIC IMPACT STATEMENT TO BE PREPARED AFTER COMMENTS HAVE
11 BEEN RECEIVED AND CONSIDERED PURSUANT TO CLAUSE (I) OF THIS SUBPARA-
12 GRAPH; PROVIDED, HOWEVER, THAT THE LENGTH AND DETAIL OF THE DRAFT
13 ECONOMIC STATEMENT WILL NECESSARILY REFLECT THE PRELIMINARY NATURE OF
14 THE PROPOSAL AND THE EARLY STAGE AT WHICH IT IS PREPARED;

15 (B) THE DRAFT STATEMENT SHALL BE FILED WITH THE APPROPRIATE GOVERNING
16 BODY OF EACH MUNICIPALITY OR POLITICAL SUBDIVISION THEREOF FOR WHOSE
17 BENEFIT SUCH CORPORATION IS ESTABLISHED.

18 (IV) (A) AFTER THE FILING OF A DRAFT ECONOMIC IMPACT STATEMENT, THE
19 CORPORATION SHALL DETERMINE WHETHER OR NOT TO CONDUCT A PUBLIC HEARING
20 ON THE ECONOMIC IMPACT OF THE PROPOSED ACTION. SUCH PUBLIC HEARING SHALL
21 BE HELD IN A CITY, TOWN OR VILLAGE WHERE THE PROJECT IS PROPOSED TO BE
22 LOCATED OR, IN CITIES HAVING A POPULATION OF ONE MILLION OR MORE, IN THE
23 COMMUNITY DISTRICT OR DISTRICTS IN WHICH SUCH PROJECT IS PROPOSED TO BE
24 LOCATED OR IN THE RESPECTIVE BOROUGH, IF SUCH PROJECT IS PROPOSED TO BE
25 LOCATED IN TWO OR MORE COMMUNITY DISTRICTS. THE CORPORATION MUST GIVE
26 AT LEAST THIRTY DAYS' PUBLISHED NOTICE OF SUCH PUBLIC HEARING AND SHALL,
27 AT THE SAME TIME, PROVIDE NOTICE OF SUCH HEARING TO THE CHIEF EXECUTIVE
28 OFFICER OF EACH AFFECTED TAX JURISDICTION WITHIN WHICH THE PROJECT IS
29 PROPOSED TO BE LOCATED. THE NOTICE OF HEARING MUST STATE THE TIME AND
30 PLACE OF THE HEARING, CONTAIN A GENERAL, FUNCTIONAL DESCRIPTION OF THE
31 PROJECT, DESCRIBE THE PROSPECTIVE LOCATION OF THE PROJECT, IDENTIFY THE
32 INITIAL OWNER, OPERATOR, OR MANAGER OF THE PROJECT, GENERALLY DESCRIBE
33 THE FINANCIAL ASSISTANCE CONTEMPLATED BY THE CORPORATION WITH RESPECT TO
34 THE PROJECT, AND PROVIDE AN OPPORTUNITY FOR THE PUBLIC TO REVIEW THE
35 PROJECT APPLICATION, WHICH SHALL INCLUDE AN ANALYSIS OF THE COSTS AND
36 BENEFITS OF THE PROPOSED PROJECT. THE NOTICE OF HEARING MUST BE
37 PUBLISHED IN THE STATE REGISTER AND THE WEBSITE OF THE CORPORATION.

38 (B) IF THE CORPORATION DETERMINES TO HOLD SUCH A HEARING, IT SHALL
39 COMMENCE THE HEARING WITHIN SIXTY DAYS OF THE FILING AND, UNLESS THE
40 PROPOSED ACTION IS WITHDRAWN FROM CONSIDERATION, SHALL PREPARE THE
41 ECONOMIC IMPACT STATEMENT WITHIN FORTY-FIVE DAYS AFTER THE CLOSE OF THE
42 HEARING, EXCEPT AS OTHERWISE PROVIDED. THE NEED FOR SUCH A HEARING SHALL
43 BE DETERMINED IN ACCORDANCE WITH PROCEDURES ADOPTED BY THE CORPORATION.
44 IF NO HEARING IS HELD, THE CORPORATION SHALL PREPARE AND MAKE AVAILABLE
45 THE ECONOMIC IMPACT STATEMENT WITHIN SIXTY DAYS AFTER THE FILING OF THE
46 DRAFT, EXCEPT AS OTHERWISE PROVIDED.

47 (C) NOTWITHSTANDING THE SPECIFIED TIME PERIODS ESTABLISHED BY THIS
48 SUBPARAGRAPH, A CORPORATION SHALL VARY THE TIMES SO ESTABLISHED IN THIS
49 CLAUSE FOR PREPARATION, REVIEW, AND PUBLIC HEARINGS TO COORDINATE THE
50 ECONOMIC AND SOCIAL REVIEW PROCESS WITH OTHER PROCEDURES RELATING TO
51 REVIEW AND APPROVAL OR DISAPPROVAL OF AN ACTION. AN APPLICATION OR
52 AUTHORIZATION FOR AN ACTION UPON WHICH A DRAFT ECONOMIC IMPACT STATEMENT
53 IS DETERMINED TO BE REQUIRED SHALL NOT BE COMPLETE UNTIL SUCH DRAFT
54 STATEMENT HAS BEEN FILED AND ACCEPTED BY THE CORPORATION AS SATISFACTORY
55 WITH RESPECT TO SCOPE, CONTENT, AND ADEQUACY FOR PURPOSES OF THIS
56 SUBPARAGRAPH. COMMENCING UPON SUCH ACCEPTANCE, THE ECONOMIC IMPACT

1 STATEMENT PROCESS SHALL RUN CONCURRENTLY WITH OTHER PROCEDURES RELATING
2 TO THE REVIEW AND APPROVAL OF THE ACTION, SO LONG AS REASONABLE TIME IS
3 PROVIDED FOR PREPARATION, REVIEW, AND PUBLIC HEARINGS WITH RESPECT TO
4 THE DRAFT ECONOMIC IMPACT STATEMENT.

5 (V) TO THE EXTENT POSSIBLE, THE ECONOMIC IMPACT STATEMENT PREPARED
6 PURSUANT TO CLAUSE (I) OF THIS SUBPARAGRAPH, TOGETHER WITH THE COMMENTS
7 OF PUBLIC AGENCIES AND MEMBERS OF THE PUBLIC, SHALL BE FILED WITH THE
8 GOVERNING BODY OF EACH MUNICIPALITY OR POLITICAL SUBDIVISION THEREOF FOR
9 WHOSE BENEFIT SUCH CORPORATION IS ESTABLISHED AND MADE AVAILABLE TO THE
10 PUBLIC PRIOR TO ACTING ON THE PROPOSAL WHICH IS THE SUBJECT OF THE
11 ECONOMIC IMPACT STATEMENT.

12 (VI) A CORPORATION MAY CHARGE A FEE TO AN APPLICANT TO RECOVER THE
13 COSTS INCURRED IN PREPARING OR CAUSING TO BE PREPARED OR REVIEWING A
14 DRAFT ECONOMIC IMPACT STATEMENT OR AN ECONOMIC IMPACT STATEMENT ON THE
15 ACTION WHICH THE APPLICANT REQUESTS FROM THE CORPORATION; PROVIDED,
16 HOWEVER, THAT AN APPLICANT MAY NOT BE CHARGED A SEPARATE FEE FOR BOTH
17 THE PREPARATION AND REVIEW OF SUCH STATEMENTS. THE TECHNICAL SERVICES OF
18 THE CORPORATION MAY BE MADE AVAILABLE ON A FEE BASIS REFLECTING THE
19 COSTS THEREOF TO A REQUESTING APPLICANT, WHICH FEE OR FEES MAY APPROPRI-
20 ATELY BE CHARGED BY THE CORPORATION TO THE APPLICANT UNDER RULES AND
21 REGULATIONS, WHICH THE CORPORATION SHALL ISSUE FOR SUCH PURPOSE.

22 (VII) WHEN A CORPORATION DECIDES TO CARRY OUT OR APPROVE AN ACTION
23 WHICH HAS BEEN THE SUBJECT OF AN ECONOMIC IMPACT STATEMENT, IT SHALL
24 MAKE AN EXPLICIT FINDING THAT THE REQUIREMENTS OF THIS SUBPARAGRAPH HAVE
25 BEEN MET AND THAT, CONSISTENT WITH SOCIAL, ECONOMIC, AND OTHER ESSENTIAL
26 CONSIDERATION, TO THE MAXIMUM EXTENT PRACTICABLE, ADVERSE ECONOMIC,
27 SOCIAL, AND COMMUNITY EFFECTS REVEALED IN THE ECONOMIC IMPACT STATEMENT
28 PROCESS WILL BE MINIMIZED OR AVOIDED.

29 (3) Before any sale or lease to a local development corporation incor-
30 porated or reincorporated under this article shall be authorized, a
31 public hearing shall be held by the local legislative body, or [by the
32 board of estimate], IN CITIES HAVING A POPULATION OF ONE MILLION OR
33 MORE, BY THE COMMUNITY BOARD OR BOARDS OR THE RESPECTIVE BOROUGH BOARD,
34 as the case may be, to consider the proposed sale or lease ONLY AFTER
35 THE COMPLETION OF THE ECONOMIC IMPACT STATEMENT REQUIRED BY SUBPARAGRAPH
36 TWO-A OF THIS PARAGRAPH. A PUBLIC HEARING MAY ONLY BE CONVENED IF
37 TWO-THIRDS OF THE BOARD MEMBERS ARE PRESENT. IF NOT, SUCH PUBLIC HEARING
38 SHALL NOT BE CONVENED AND SHALL BE RESCHEDULED, SUBJECT TO THE SAME
39 QUORUM REQUIREMENTS.

40 S 2. Paragraph (i) of section 1411 of the not-for-profit corporation
41 law is relettered paragraph (j) and a new paragraph (i) is added to read
42 as follows:

43 (I) MUNICIPAL INPUT.

44 (1) BOARD MEMBERS OR EMPLOYEES OF A LOCAL DEVELOPMENT CORPORATION MUST
45 NOT BE OR HAVE, WITHIN THE PAST FIVE YEARS, BEEN: (A) AN EMPLOYEE OR AN
46 OWNER OF A FIRM THAT IS A PAID ADVISOR OR CONSULTANT OF THE LOCAL DEVEL-
47 OPMENT CORPORATION, INCLUDING A PRESENT OR FORMER INDEPENDENT AUDITOR OF
48 THE LOCAL DEVELOPMENT CORPORATION; (B) EMPLOYED BY A SIGNIFICANT SUPPLI-
49 ER OF THE LOCAL DEVELOPMENT CORPORATION; (C) EMPLOYED BY AND HAD A FIVE
50 PERCENT OR GREATER OWNERSHIP INTEREST IN A SUPPLIER WHERE SALES TO THE
51 LOCAL DEVELOPMENT CORPORATION REPRESENT MORE THAN ONE PERCENT OF THE
52 SALES OF THE SUPPLIER OR MORE THAN ONE PERCENT OF THE PURCHASES OF THE
53 LOCAL DEVELOPMENT CORPORATION; (D) A "POLITICAL PARTY CHAIRMAN" AS SUCH
54 TERM IS DEFINED IN PARAGRAPH (K) OF SUBDIVISION ONE OF SECTION SEVENTY-
55 THREE OF THE PUBLIC OFFICERS LAW; OR (E) A LOBBYIST REGISTERED UNDER A
56 STATE OR LOCAL LAW COVERING ANY JURISDICTION SERVED IN WHOLE OR IN PART

1 BY THE LOCAL DEVELOPMENT CORPORATION. IN ADDITION, AT LEAST ONE-THIRD
2 OF ALL MEMBERS SHALL BE REPRESENTATIVE OF LOCAL GOVERNMENT, ORGANIZED
3 LABOR, OR THE ENGINEERING, BUSINESS, OR ENVIRONMENTAL COMMUNITIES.

4 (2) THE LOCAL DEVELOPMENT CORPORATION SHALL FILE AN ANNUAL REPORT WITH
5 THE ATTORNEY GENERAL NOTING THE LOCAL DEVELOPMENT CORPORATION'S FINAN-
6 CIAL ACTIVITY DURING EACH YEAR, INCLUDING, BUT NOT LIMITED TO, THE
7 AMOUNT AND THE REASON FOR THE AMOUNT AND KINDS OF FINANCIAL INCENTIVES
8 PROVIDED TO ANY ENTITY AND ANY OTHER DATA THAT THE ATTORNEY GENERAL MAY
9 REQUIRE. THE REPORT SHALL BE SUBMITTED BEFORE FEBRUARY FIRST OF EACH
10 YEAR. EACH REPORT SHALL BE MADE AVAILABLE TO THE PUBLIC IN AN EASILY
11 ACCESSIBLE FORMAT, INCLUDING BUT NOT LIMITED TO AN ELECTRONIC VERSION
12 VIA THE WORLD WIDE WEB.

13 (3) ANY LEASE, SALE, OR OTHER REVENUES COLLECTED BY THE CORPORATION
14 SHALL BE PAID TO THE LOCAL GOVERNING BODY IN WHICH REAL PROPERTY OR
15 OTHER SOURCE OF REVENUE IS LOCATED, AND PROPORTIONALLY DIVIDED IF
16 LOCATED IN MORE THAN ONE MUNICIPALITY.

17 (4) THE GOVERNING BODY OF EACH MUNICIPALITY FOR WHOSE BENEFIT A CORPO-
18 RATION IS ESTABLISHED SHALL HAVE THE AUTHORITY TO APPROVE OR DISAPPROVE
19 ANY AGENCY USE OF EMINENT DOMAIN, DISPOSITION OF CORPORATE PROPERTY,
20 ISSUANCE OF BONDS, ENTRANCE INTO AGREEMENTS REQUIRING PAYMENTS, OR
21 ENTERING INTO AGREEMENTS FOR PAYMENTS IN LIEU OF TAXES. EACH SUCH
22 GOVERNING BODY SHALL APPROVE OR DISAPPROVE ANY OF THE ABOVE CORPORATE
23 DECISIONS BY MAJORITY VOTE. WHERE APPLICABLE IN THE ENACTMENT OF LOCAL
24 LAWS, THE CHIEF EXECUTIVE OFFICER SHALL APPROVE OR DISAPPROVE SUCH
25 GOVERNING BODY'S DECISION, SUBJECT TO ANY APPLICABLE RIGHT TO OVERRIDE.
26 BOARDS SHALL NOT VIOLATE ANY LOCAL ZONING LAWS, ORDINANCES, OR REGU-
27 LATIONS OR LOCAL DEVELOPMENT PLANS. WHERE APPLICABLE, THE PROVISIONS OF
28 THIS SUBPARAGRAPH SHALL APPLY TO MORE THAN ONE LOCAL GOVERNING BODY AND
29 THE NEW YORK JOB DEVELOPMENT AUTHORITY.

30 S 3. Subdivision 2 of section 856 of the general municipal law, as
31 amended by chapter 356 of the laws of 1993, is amended to read as
32 follows:

33 2. An agency shall be a corporate governmental agency, constituting a
34 public benefit corporation. Except as otherwise provided by special act
35 of the legislature, an agency shall consist of not less than three nor
36 more than seven members who shall be appointed by the CHIEF EXECUTIVE
37 OFFICER, WITH THE ADVICE AND CONSENT OF THE LOCAL governing body, of
38 each municipality and who shall serve at the pleasure of the appointing
39 authority. [Such members may include representatives of local govern-
40 ment, school boards, organized labor and business.] AT LEAST ONE-THIRD
41 OF ALL MEMBERS SHALL BE REPRESENTATIVE OF LOCAL GOVERNMENT, ORGANIZED
42 LABOR, OR THE ENGINEERING, BUSINESS, OR ENVIRONMENTAL COMMUNITIES. A
43 member shall continue to hold office until his OR HER successor is
44 appointed and has qualified. The governing body of each municipality
45 shall designate the first [chairman] CHAIRPERSON and file with the
46 secretary of state a certificate of appointment or reappointment of any
47 member. Such members shall receive no compensation for their services
48 but shall be entitled to the necessary expenses, including traveling
49 expenses, incurred in the discharge of their duties. MEMBERS MUST NOT
50 BE OR HAVE, WITHIN THE PAST FIVE YEARS, BEEN:

51 (A) AN EMPLOYEE OR AN OWNER OF A FIRM THAT IS A PAID ADVISOR OR
52 CONSULTANT OF THE AGENCY, INCLUDING A PRESENT OR FORMER INDEPENDENT
53 AUDITOR OF THE AGENCY;

54 (B) EMPLOYED BY A SIGNIFICANT SUPPLIER OF THE AGENCY;

55 (C) EMPLOYED BY AND HAD A FIVE PERCENT OR GREATER OWNERSHIP INTEREST
56 IN A SUPPLIER WHERE SALES TO THE AGENCY REPRESENT MORE THAN ONE PERCENT

1 OF THE SALES OF THE SUPPLIER OR MORE THAN ONE PERCENT OF THE PURCHASES
2 OF THE AGENCY;

3 (D) A "POLITICAL PARTY CHAIRMAN" AS SUCH TERM IS DEFINED IN PARAGRAPH
4 (K) OF SUBDIVISION ONE OF SECTION SEVENTY-THREE OF THE PUBLIC OFFICERS
5 LAW; OR

6 (E) A LOBBYIST REGISTERED UNDER A STATE OR LOCAL LAW COVERING ANY
7 JURISDICTION SERVED IN WHOLE OR IN PART BY THE AGENCY.

8 S 4. Subdivision 15 of section 858 of the general municipal law, as
9 added by chapter 356 of the laws of 1993, is amended to read as follows:

10 (15) To enter into agreements requiring payments in lieu of taxes.
11 Such agreements shall be in writing and in addition to other terms shall
12 contain: the amount due annually to each affected tax jurisdiction (or
13 a formula by which the amount due can be calculated), the name and
14 address of the person, office or agency to which payment shall be deliv-
15 ered, the date on which payment shall be made, and the date on which
16 payment shall be considered delinquent if not paid. Unless otherwise
17 agreed by the affected tax jurisdictions, any such agreement shall
18 provide that payments in lieu of taxes shall be allocated among affected
19 tax jurisdictions in proportion to the amount of real property tax and
20 other taxes which would have been received by each affected tax juris-
21 diction had the project not been tax exempt due to the status of the
22 agency involved in the project. A copy of any such agreement shall be
23 delivered to each affected tax jurisdiction within fifteen days of sign-
24 ing the agreement. In the absence of any such written agreement,
25 payments in lieu of taxes made by an agency shall be allocated in the
26 same proportions as they had been prior to January first, nineteen
27 hundred ninety-three for so long as the agency's activities render a
28 project non-taxable by affected tax jurisdictions. STANDARD TAX
29 EXEMPTION POLICIES ESTABLISHED IN LAW OR BY AGENCIES SHALL BE SENT ANNU-
30 ALLY TO CHIEF EXECUTIVES AND ALL MEMBERS OF GOVERNING BOARDS OF ALL
31 AFFECTED TAX JURISDICTIONS. ANY CHANGES TO THE STANDARD TAX EXEMPTION
32 POLICIES SHALL ALSO BE SENT TO CHIEF EXECUTIVES AND ALL MEMBERS OF
33 GOVERNING BOARDS OF AFFECTED TAX JURISDICTIONS. STANDARD TAX EXEMPTION
34 POLICIES SHALL ALSO BE MADE AVAILABLE TO THE PUBLIC AND POSTED ON THE
35 AGENCY'S WEBSITE. EVERY AGENCY SHALL BE REQUIRED TO MAINTAIN, AND MAKE
36 AVAILABLE TO ALL LOCAL ELECTED OFFICIALS AND THE PUBLIC, A CURRENT SCHE-
37 DULE OF ALL PILOT PAYMENTS DUE EACH YEAR AND THE AMOUNT OF EACH PAYMENT
38 ALLOCABLE TO EACH AFFECTED TAX JURISDICTION ON WHOSE BEHALF THE PILOT IS
39 BEING COLLECTED. ALL AGENCIES SHALL MAINTAIN, AND MAKE READILY AVAIL-
40 ABLE TO ALL LOCAL ELECTED OFFICIALS AND THE PUBLIC, CURRENT SCHEDULES OF
41 PROJECT OWNERS WHO ARE IN ARREARS IN THE MAKING OF REQUIRED PILOT
42 PAYMENTS, THE AMOUNTS INVOLVED, AND THE TIME PERIODS INVOLVED. EVERY
43 AGENCY MUST ENSURE THAT ALL PILOT PAYMENTS ARE PROMPTLY RECEIVED AND
44 FULLY TRANSMITTED TO THE TREASURIES OF THE AFFECTED TAX JURISDICTIONS ON
45 WHOSE BEHALF THOSE PILOT PAYMENTS WERE COLLECTED;

46 S 5. The general municipal law is amended by adding a new section
47 858-c to read as follows:

48 S 858-C. MUNICIPAL INPUT. 1. THE GOVERNING BODY OF EACH MUNICIPALITY
49 FOR WHOSE BENEFIT AN AGENCY IS ESTABLISHED SHALL HAVE THE AUTHORITY TO
50 APPROVE OR DISAPPROVE ANY AGENCY USE OF EMINENT DOMAIN, DISPOSITION OF
51 AGENCY PROPERTY, ISSUANCE OF BONDS, ENTRANCE INTO AGREEMENTS REQUIRING
52 PAYMENTS, OR ENTERING INTO AGREEMENTS FOR PAYMENTS IN LIEU OF TAXES.
53 EACH SUCH GOVERNING BODY SHALL APPROVE OR DISAPPROVE ANY OF THE ABOVE
54 AGENCY DECISIONS BY MAJORITY VOTE. WHERE APPLICABLE IN THE ENACTMENT OF
55 LOCAL LAWS, THE CHIEF EXECUTIVE OFFICER SHALL APPROVE OR DISAPPROVE SUCH
56 GOVERNING BODY'S DECISION, SUBJECT TO ANY APPLICABLE RIGHT TO OVERRIDE.

1 2. AGENCY BOARDS SHALL NOT VIOLATE ANY LOCAL ZONING LAWS, ORDINANCES,
2 OR REGULATIONS OR LOCAL DEVELOPMENT PLANS.

3 S 6. Paragraphs (a) and (b) of subdivision 1 of section 859 of the
4 general municipal law, paragraph (a) as added by chapter 692 of the laws
5 of 1989 and paragraph (b) as amended by chapter 357 of the laws of 1993,
6 are amended to read as follows:

7 (a) Each agency shall maintain books and records in such form as may
8 be prescribed by the state comptroller. THE COMPTROLLER SHALL PRESCRIBE
9 RULES ON STANDARDIZING THE CALCULATION OF TAX BENEFITS.

10 (b) Within ninety days following the close of its fiscal year, each
11 agency or authority shall prepare a financial statement for that fiscal
12 year in such form as may be prescribed by the state comptroller. Such
13 statement shall be audited within such ninety day period by an independ-
14 ent certified public accountant in accordance with government accounting
15 standards established by the United States general accounting office.
16 The audited financial statement shall include supplemental schedules
17 listing all straight-lease transactions and bonds and notes issued,
18 outstanding or retired during the applicable accounting period whether
19 or not such bonds, notes or transactions are considered obligations of
20 the agency, AND INFORMATION ON PILOTS. For each issue of bonds or notes
21 such schedules shall provide the name of each project financed with
22 proceeds of each issue, and whether the project occupant is a not-for-
23 profit corporation, the name and address of each owner of each project,
24 THE ADDRESS OF EACH PROJECT, the estimated amount of tax exemptions
25 authorized for each project, the purpose for which each bond or note was
26 issued, date of issue, interest rate at issuance and if variable the
27 range of interest rates applicable, maturity date, federal tax status of
28 each issue, and an estimate of the number of jobs created and retained
29 by each project. For each straight-lease transaction, such schedules
30 shall provide the name of each project, and whether the project occupant
31 is a not-for-profit corporation, the name and address of each owner of
32 each project, the estimated amount of tax exemptions authorized for each
33 project, the purpose for which each transaction was made, the method of
34 financial assistance utilized by the project, other than the tax
35 exemptions claimed by the project and an estimate of the number of jobs
36 created and retained by each project.

37 S 7. Section 859-a of the general municipal law, as added by chapter
38 356 of the laws of 1993, and subdivisions 4, 5 and 6 as added by chapter
39 563 of the laws of 2015, is amended to read as follows:

40 S 859-a. Additional prerequisites to the provisions of financial
41 assistance, ECONOMIC IMPACT STATEMENTS AND PUBLIC HEARINGS. Prior to
42 providing any financial assistance of more than one hundred thousand
43 dollars to any project, the agency must comply with the following
44 prerequisites:

45 1. The agency must adopt a resolution describing the project and the
46 financial assistance that the agency is contemplating with respect to
47 such project. AGENCIES MUST MAINTAIN A LIST OF ALL PENDING PROJECTS
48 ABOUT WHICH THEY HAVE BEEN CONTACTED, AND MAKE SUCH LISTS AVAILABLE FOR
49 PUBLIC INSPECTION, INCLUDING BUT NOT LIMITED TO PUBLISHING THE LISTS ON
50 THE AGENCY'S WEBSITE. IF ANY PERSON REQUESTS MORE INFORMATION ABOUT A
51 PARTICULAR PROJECT, THE AGENCY SHALL PROVIDE SUCH INFORMATION AS EXPE-
52 DITIOUSLY AS POSSIBLE. Such assistance shall be consistent with the
53 uniform tax exemption policy adopted by the agency pursuant to subdivi-
54 sion four of section eight hundred seventy-four of this [chapter] TITLE,
55 unless the agency has followed the procedures for deviation from such
56 policy specified in paragraph (b) of such subdivision. SUCH ASSISTANCE

1 SHALL ALSO BE CONSISTENT WITH ENVIRONMENTAL PROTECTION, SUCH AS OPEN
2 SPACE PROTECTION, THAT WILL PROMOTE NEW DEVELOPMENT PATTERNS IN ORDER TO
3 TAKE ADVANTAGE OF RESOURCES AND OPPORTUNITIES, SUCH AS EXISTING PUBLIC
4 SEWER AND WATER INFRASTRUCTURE, WITHOUT COMPROMISING THE NEEDS OF FUTURE
5 GENERATIONS; AND LABOR PROTECTION, INCLUDING ALL FEDERAL, STATE, AND
6 LOCAL LABOR LAWS, RULES, OR REGULATIONS. THE AGENCY SHALL NOT GRANT OR
7 APPROPRIATE ASSISTANCE TO ANY ENTITY THAT HAS COMMITTED VIOLATIONS OF
8 ANY FEDERAL, STATE, OR LOCAL LAWS.

9 2. THE AGENCY SHALL PREPARE (WHERE THE APPLICANT DOES NOT PREPARE THE
10 ECONOMIC IMPACT STATEMENT), OR CAUSE TO BE PREPARED BY CONTRACT OR
11 OTHERWISE, AN ECONOMIC IMPACT STATEMENT ON ANY ACTION THAT IT PROPOSES
12 OR APPROVES WHICH MAY HAVE A SIGNIFICANT EFFECT ON THE AFFECTED LOCAL
13 ECONOMY AND LOCAL COMMUNITY. THE AGENCY SHALL USE ALL PRACTICABLE MEANS
14 TO REALIZE THE POLICIES AND GOALS SET FORTH IN THIS ARTICLE, AND SHALL
15 ACT AND CHOOSE ALTERNATIVES WHICH, CONSISTENT WITH SOCIAL, ECONOMIC, AND
16 OTHER ESSENTIAL CONSIDERATIONS, TO THE MAXIMUM EXTENT PRACTICABLE, MINI-
17 MIZE OR AVOID ADVERSE ECONOMIC EFFECTS, INCLUDING EFFECTS REVEALED IN
18 THE ECONOMIC IMPACT STATEMENT PROCESS. SUCH A STATEMENT SHALL INCLUDE A
19 DETAILED STATEMENT SETTING FORTH THE FOLLOWING:

20 (A) A DESCRIPTION OF THE PROPOSED ACTION AND ITS ECONOMIC AND SOCIAL
21 SETTING;

22 (B) THE ECONOMIC AND SOCIAL IMPACT OF THE PROPOSED ACTION, INCLUDING
23 SHORT-TERM AND LONG-TERM EFFECTS, ESPECIALLY TO THE AFFECTED COMMUNITY;

24 (C) ANY ADVERSE ECONOMIC EFFECTS WHICH CANNOT BE AVOIDED SHOULD THE
25 PROPOSAL BE IMPLEMENTED;

26 (D) ALTERNATIVES TO THE PROPOSED ACTION;

27 (E) ANY IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS AND SOCIAL
28 RESOURCES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION, SHOULD IT BE
29 IMPLEMENTED;

30 (F) MITIGATION MEASURES PROPOSED TO MINIMIZE THE ECONOMIC, SOCIAL OR
31 OTHER ESSENTIAL IMPACTS; AND

32 (G) THE GROWTH-INDUCING ASPECTS OF THE PROPOSED ACTION, WHERE APPLICA-
33 BLE AND SIGNIFICANT.

34 SUCH A STATEMENT SHALL ALSO INCLUDE COPIES OR A SUMMARY OF THE
35 SUBSTANTIVE COMMENTS RECEIVED BY THE AGENCY PURSUANT TO SUBDIVISION SIX
36 OF THIS SECTION, AND THE AGENCY RESPONSE TO SUCH COMMENTS. THE PURPOSE
37 OF AN ECONOMIC IMPACT STATEMENT IS TO PROVIDE DETAILED INFORMATION ABOUT
38 THE EFFECT WHICH A PROPOSED ACTION IS LIKELY TO HAVE ON THE ECONOMY,
39 EMPLOYMENT CONDITIONS, AND SOCIAL CHARACTERISTICS OF A COMMUNITY, TO
40 LIST WAYS IN WHICH ANY ADVERSE EFFECTS OF SUCH AN ACTION MIGHT BE MINI-
41 MIZED, AND TO SUGGEST ALTERNATIVES TO SUCH AN ACTION SO AS TO FORM THE
42 BASIS FOR A DECISION AS TO WHETHER OR NOT TO UNDERTAKE OR APPROVE SUCH
43 ACTION. SUCH STATEMENT SHALL BE CLEARLY WRITTEN IN A CONCISE MANNER
44 CAPABLE OF BEING READ AND UNDERSTOOD BY THE PUBLIC, SHALL DEAL WITH THE
45 SPECIFIC SIGNIFICANT ECONOMIC IMPACTS WHICH CAN BE REASONABLY ANTIC-
46 IPATED, AND SHALL NOT CONTAIN MORE DETAIL THAN IS APPROPRIATE, CONSIDER-
47 ING THE NATURE AND MAGNITUDE OF THE PROPOSED ACTION AND THE SIGNIFICANCE
48 OF ITS POTENTIAL IMPACTS.

49 3. THE AGENCY MAY REQUIRE AN APPLICANT TO SUBMIT AN ECONOMIC REPORT TO
50 ASSIST THE AGENCY IN CARRYING OUT ITS RESPONSIBILITIES, INCLUDING THE
51 INITIAL DETERMINATION AND, (WHERE THE APPLICANT DOES NOT PREPARE THE
52 ECONOMIC IMPACT STATEMENT), THE PREPARATION OF AN ECONOMIC IMPACT STATE-
53 MENT UNDER THIS ARTICLE. THE AGENCY MAY REQUEST SUCH OTHER INFORMATION
54 FROM AN APPLICANT NECESSARY FOR THE REVIEW OF ECONOMIC AND SOCIAL
55 IMPACTS. NOTWITHSTANDING ANY USE OF OUTSIDE RESOURCES OR WORK, AGENCIES

1 SHALL MAKE THEIR OWN INDEPENDENT JUDGMENT OF THE SCOPE, CONTENTS, AND
2 ADEQUACY OF AN ECONOMIC IMPACT STATEMENT.

3 4. (A) AS EARLY AS POSSIBLE IN THE FORMULATION OF A PROPOSAL FOR AN
4 ACTION, THE AGENCY SHALL MAKE AN INITIAL DETERMINATION AS TO WHETHER OR
5 NOT AN ECONOMIC IMPACT STATEMENT NEED BE PREPARED FOR THE ACTION. WITH
6 RESPECT TO ACTIONS INVOLVING THE ISSUANCE TO AN APPLICANT OF A PERMIT OR
7 OTHER ENTITLEMENT, THE AGENCY SHALL NOTIFY THE APPLICANT IN WRITING OF
8 ITS INITIAL DETERMINATION, SPECIFYING THEREIN THE BASIS FOR SUCH DETER-
9 MINATION. NOTICE OF THE INITIAL DETERMINATION, ALONG WITH APPROPRIATE
10 SUPPORTING FINDINGS ON AGENCY ACTIONS, SHALL BE KEPT ON FILE IN THE MAIN
11 OFFICE OF THE AGENCY FOR PUBLIC INSPECTION. IF THE AGENCY DETERMINES
12 THAT SUCH STATEMENT IS REQUIRED, THE AGENCY OR THE APPLICANT, AT THE
13 APPLICANT'S OPTION, SHALL PREPARE OR CAUSE TO BE PREPARED A DRAFT
14 ECONOMIC IMPACT STATEMENT. IF THE APPLICANT DOES NOT EXERCISE THE
15 OPTION TO PREPARE SUCH STATEMENT, THE AGENCY SHALL PREPARE IT, CAUSE IT
16 TO BE PREPARED, OR TERMINATE ITS REVIEW OF THE PROPOSED ACTION. SUCH
17 STATEMENT SHALL DESCRIBE THE PROPOSED ACTION AND REASONABLE ALTERNATIVES
18 TO THE ACTION, AND BRIEFLY DISCUSS, ON THE BASIS OF INFORMATION THEN
19 AVAILABLE, THE REMAINING ITEMS REQUIRED TO BE SUBMITTED BY SUBDIVISION
20 TWO OF THIS SECTION. THE PURPOSE OF A DRAFT ECONOMIC STATEMENT IS TO
21 RELATE ECONOMIC AND SOCIAL CONSIDERATIONS TO THE INCEPTION OF THE PLAN-
22 NING PROCESS, TO INFORM THE PUBLIC AND OTHER PUBLIC AGENCIES AS EARLY AS
23 POSSIBLE ABOUT PROPOSED ACTIONS THAT MAY SIGNIFICANTLY AFFECT THE QUALI-
24 TY OF THE ECONOMIC AND SOCIAL CONDITIONS, AND TO SOLICIT COMMENTS WHICH
25 WILL ASSIST THE AGENCY IN THE DECISION MAKING PROCESS IN DETERMINING THE
26 ECONOMIC AND SOCIAL CONSEQUENCES OF THE PROPOSED ACTION. THE DRAFT
27 STATEMENT SHALL RESEMBLE IN FORM AND CONTENT THE ECONOMIC IMPACT STATE-
28 MENT TO BE PREPARED AFTER COMMENTS HAVE BEEN RECEIVED AND CONSIDERED
29 PURSUANT TO SUBDIVISION TWO OF THIS SECTION; HOWEVER, THAT THE LENGTH
30 AND DETAIL OF THE DRAFT ECONOMIC STATEMENT WILL NECESSARILY REFLECT THE
31 PRELIMINARY NATURE OF THE PROPOSAL AND THE EARLY STAGE AT WHICH IT IS
32 PREPARED;

33 (B) THE DRAFT STATEMENT SHALL BE FILED WITH THE APPROPRIATE GOVERNING
34 BODY OF EACH MUNICIPALITY FOR WHOSE BENEFIT SUCH AGENCY IS ESTABLISHED.

35 5. (A) AFTER THE FILING OF A DRAFT ECONOMIC IMPACT STATEMENT, THE
36 AGENCY SHALL DETERMINE WHETHER OR NOT TO CONDUCT A PUBLIC HEARING ON THE
37 ECONOMIC IMPACT OF THE PROPOSED ACTION. SUCH PUBLIC HEARING SHALL BE
38 HELD IN A CITY, TOWN, OR VILLAGE WHERE THE PROJECT IS PROPOSED TO BE
39 LOCATED. THE AGENCY MUST GIVE AT LEAST THIRTY DAYS' PUBLISHED NOTICE OF
40 SUCH PUBLIC HEARING AND SHALL, AT THE SAME TIME, PROVIDE NOTICE OF SUCH
41 HEARING TO THE CHIEF EXECUTIVE OFFICER OF EACH AFFECTED TAX JURISDICTION
42 WITHIN WHICH THE PROJECT IS PROPOSED TO BE LOCATED. THE NOTICE OF HEAR-
43 ING MUST STATE THE TIME AND PLACE OF THE HEARING, CONTAIN A GENERAL,
44 FUNCTIONAL DESCRIPTION OF THE PROJECT, DESCRIBE THE PROSPECTIVE LOCATION
45 OF THE PROJECT, IDENTIFY THE INITIAL OWNER, OPERATOR, OR MANAGER OF THE
46 PROJECT, GENERALLY DESCRIBE THE FINANCIAL ASSISTANCE CONTEMPLATED BY THE
47 AGENCY WITH RESPECT TO THE PROJECT, AND PROVIDE AN OPPORTUNITY FOR THE
48 PUBLIC TO REVIEW THE PROJECT APPLICATION, WHICH SHALL INCLUDE AN ANALY-
49 SIS OF THE COSTS AND BENEFITS OF THE PROPOSED PROJECT. THE NOTICE OF
50 HEARING MUST BE PUBLISHED IN THE STATE REGISTER AND THE WEBSITE OF THE
51 AGENCY.

52 (B) IF THE AGENCY DETERMINES TO HOLD SUCH A HEARING, IT SHALL COMMENCE
53 THE HEARING WITHIN SIXTY DAYS OF THE FILING AND, UNLESS THE PROPOSED
54 ACTION IS WITHDRAWN FROM CONSIDERATION, SHALL PREPARE THE ECONOMIC
55 IMPACT STATEMENT WITHIN FORTY-FIVE DAYS AFTER THE CLOSE OF THE HEARING,
56 EXCEPT AS OTHERWISE PROVIDED. THE NEED FOR SUCH A HEARING SHALL BE

1 DETERMINED IN ACCORDANCE WITH PROCEDURES ADOPTED BY THE AGENCY PURSUANT
2 TO SECTION EIGHT HUNDRED FIFTY-EIGHT OF THIS TITLE. IF NO HEARING IS
3 HELD, THE AGENCY SHALL PREPARE AND MAKE AVAILABLE THE ECONOMIC IMPACT
4 STATEMENT WITHIN SIXTY DAYS AFTER THE FILING OF THE DRAFT, EXCEPT AS
5 OTHERWISE PROVIDED.

6 (C) NOTWITHSTANDING THE SPECIFIED TIME PERIODS ESTABLISHED BY THIS
7 ARTICLE, AN AGENCY SHALL VARY THE TIMES SO ESTABLISHED HEREIN FOR PREPA-
8 RATION, REVIEW AND PUBLIC HEARINGS TO COORDINATE THE ECONOMIC AND SOCIAL
9 REVIEW PROCESS WITH OTHER PROCEDURES RELATING TO REVIEW AND APPROVAL OF
10 AN ACTION. AN APPLICATION OR AUTHORIZATION FOR AN ACTION UPON WHICH A
11 DRAFT ECONOMIC IMPACT STATEMENT IS DETERMINED TO BE REQUIRED SHALL NOT
12 BE COMPLETE UNTIL SUCH DRAFT STATEMENT HAS BEEN FILED AND ACCEPTED BY
13 THE AGENCY AS SATISFACTORY WITH RESPECT TO SCOPE, CONTENT, AND ADEQUACY
14 FOR PURPOSES OF SUBDIVISION FOUR OF THIS SECTION. COMMENCING UPON SUCH
15 ACCEPTANCE, THE ECONOMIC IMPACT STATEMENT PROCESS SHALL RUN CONCURRENTLY
16 WITH OTHER PROCEDURES RELATING TO THE REVIEW AND APPROVAL OF THE ACTION,
17 SO LONG AS REASONABLE TIME IS PROVIDED FOR PREPARATION, REVIEW, AND
18 PUBLIC HEARINGS WITH RESPECT TO THE DRAFT ECONOMIC IMPACT STATEMENT.

19 6. TO THE EXTENT POSSIBLE, THE ECONOMIC IMPACT STATEMENT PREPARED
20 PURSUANT TO SUBDIVISION TWO OF THIS SECTION, TOGETHER WITH THE COMMENTS
21 OF PUBLIC AGENCIES AND MEMBERS OF THE PUBLIC, SHALL BE FILED WITH THE
22 GOVERNING BODY OF EACH MUNICIPALITY FOR WHOSE BENEFIT SUCH AGENCY IS
23 ESTABLISHED AND MADE AVAILABLE TO THE PUBLIC PRIOR TO ACTING ON THE
24 PROPOSAL WHICH IS THE SUBJECT OF THE ECONOMIC IMPACT STATEMENT.

25 7. AN AGENCY MAY CHARGE A FEE TO AN APPLICANT TO RECOVER THE COSTS
26 INCURRED IN PREPARING OR CAUSING TO BE PREPARED OR REVIEWING A DRAFT
27 ECONOMIC IMPACT STATEMENT OR AN ECONOMIC IMPACT STATEMENT ON THE ACTION
28 WHICH THE APPLICANT REQUESTS FROM THE AGENCY; PROVIDED, HOWEVER, THAT AN
29 APPLICANT MAY NOT BE CHARGED A SEPARATE FEE FOR BOTH THE PREPARATION AND
30 REVIEW OF SUCH STATEMENTS. THE TECHNICAL SERVICES OF THE AGENCY MAY BE
31 MADE AVAILABLE ON A FEE BASIS REFLECTING THE COSTS THEREOF TO A REQUEST-
32 ING AGENCY, WHICH FEE OR FEES MAY APPROPRIATELY BE CHARGED BY THE AGENCY
33 TO THE APPLICANT UNDER RULES AND REGULATIONS TO BE ISSUED BY THE AGENCY
34 FOR SUCH PURPOSE UNDER SECTION EIGHT HUNDRED FIFTY-EIGHT OF THIS TITLE.

35 8. WHEN AN AGENCY DECIDES TO CARRY OUT OR APPROVE AN ACTION WHICH HAS
36 BEEN THE SUBJECT OF AN ECONOMIC IMPACT STATEMENT, IT SHALL MAKE AN
37 EXPLICIT FINDING THAT THE REQUIREMENTS OF THIS SECTION HAVE BEEN MET AND
38 THAT, CONSISTENT WITH SOCIAL, ECONOMIC, AND OTHER ESSENTIAL CONSIDER-
39 ATIONS, TO THE MAXIMUM EXTENT PRACTICABLE, ADVERSE ECONOMIC, SOCIAL, AND
40 COMMUNITY EFFECTS REVEALED IN THE ECONOMIC IMPACT STATEMENT PROCESS WILL
41 BE MINIMIZED OR AVOIDED.

42 9. The agency [must] SHALL hold a public hearing with respect to the
43 project and the proposed financial assistance being contemplated by the
44 agency AFTER THE COMPLETION OF THE FINAL ECONOMIC IMPACT STATEMENT.
45 [Said] SUCH public hearing shall be held in a city, town, or village
46 where the project [proposes] IS PROPOSED to [locate] BE LOCATED. At
47 [said] SUCH public hearing, interested parties shall be provided reason-
48 able opportunity, both orally and in writing, to present their views
49 with respect to the project AND THE FINAL ECONOMIC IMPACT STATEMENT. A
50 PUBLIC HEARING MAY ONLY BE CONVENED IF TWO-THIRDS OF THE BOARD MEMBERS
51 ARE PRESENT. IF NOT, SUCH PUBLIC HEARING SHALL NOT BE CONVENED AND SHALL
52 BE RESCHEDULED, SUBJECT TO THE SAME QUORUM REQUIREMENTS.

53 [3] 10. The agency must give at least ten days published notice of
54 [said] SUCH public hearing and shall, at the same time, provide notice
55 of such hearing to the chief executive officer of each affected tax
56 jurisdiction within which the project is located. The notice of hearing

1 must state the time and place of the hearing, contain a general, func-
2 tional description of the project, describe the prospective location of
3 the project, identify the initial owner, operator, or manager of the
4 project, and generally describe the financial assistance contemplated by
5 the agency with respect to the project. THE NOTICE OF HEARING MUST BE
6 PUBLISHED IN THE STATE REGISTER AND THE WEBSITE OF THE AGENCY. SUCH
7 ASSISTANCE SHALL ALSO BE CONSISTENT WITH ENVIRONMENTAL PROTECTION, SUCH
8 AS OPEN SPACE PROTECTION, THAT WILL PROMOTE NEW DEVELOPMENT PATTERNS IN
9 ORDER TO TAKE ADVANTAGE OF RESOURCES AND OPPORTUNITIES, SUCH AS EXISTING
10 PUBLIC SEWER AND WATER INFRASTRUCTURE, WITHOUT COMPROMISING THE NEEDS OF
11 FUTURE GENERATIONS; AND LABOR PROTECTION, INCLUDING ALL FEDERAL, STATE,
12 AND LOCAL LABOR LAWS, RULES OR REGULATIONS. THE AGENCY SHALL NOT GRANT
13 OR APPROPRIATE ASSISTANCE TO ANY ENTITY THAT HAS COMMITTED VIOLATIONS OF
14 ANY FEDERAL, STATE, OR LOCAL LAWS.

15 [4.] 11. Each agency shall develop a standard application form, which
16 shall be used by the agency to accept requests for financial assistance
17 from all individuals, firms, companies, developers or other entities or
18 organizations. The standard application form shall be submitted by or on
19 behalf of the applicant, and subscribed and affirmed under the penalties
20 of perjury by the applicant, or on behalf of the applicant by the chief
21 executive officer or such other individual that is duly authorized to
22 bind the applicant, as true, accurate and complete to the best of his or
23 her knowledge. The standard application form shall include the follow-
24 ing, and may include such other supplemental information as determined
25 to be necessary and appropriate by the agency, including supporting
26 documents and information provided by or on behalf of the applicant:

27 (a) the name and address of the project applicant;

28 (b) a description of the proposed project for which financial assist-
29 ance is requested, including the type of project, proposed location and
30 purpose of the project;

31 (c) the amount and type of financial assistance being requested,
32 including the estimated value of each type of tax exemption sought to be
33 claimed by reason of agency involvement in the project;

34 (d) a statement that there is a likelihood that the project would not
35 be undertaken but for the financial assistance provided by the agency
36 or, if the project could be undertaken without financial assistance
37 provided by the agency, a statement indicating why the project should be
38 undertaken by the agency;

39 (e) an estimate of capital costs of the project, including all costs
40 of real property and equipment acquisition and building construction or
41 reconstruction, financed from private sector sources, an estimate of the
42 percentage of project costs financed from public sector sources, and an
43 estimate of both the amount to be invested by the applicant and the
44 amount to be borrowed to finance the project.

45 (f) the projected number of full time equivalent jobs that would be
46 retained and that would be created if the request for financial assist-
47 ance is granted, the projected timeframe for the creation of new jobs,
48 the estimated salary and fringe benefit averages or ranges for catego-
49 ries of the jobs that would be retained or created if the request for
50 financial assistance is granted, and an estimate of the number of resi-
51 dents of the economic development region as established pursuant to
52 section two hundred thirty of the economic development law or the labor
53 market area as defined by the agency, in which the project is located
54 that would fill such jobs. The labor market area defined by the agency
55 for this purpose may include no more than six contiguous counties in the
56 state, including the county in which the project is to be located;

(g) a statement to the effect that the provisions of subdivision one of section eight hundred sixty-two of this chapter will not be violated if financial assistance is provided for the proposed project;

(h) a statement that the owner, occupant or operator receiving financial assistance is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations; and

(i) a statement acknowledging that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of agency involvement in the project.

[5.] 12. Each agency shall develop, and adopt by resolution, uniform criteria for the evaluation and selection for each category of projects for which financial assistance will be provided. At a minimum, the criteria shall require that, for each project, the following must occur prior to the approval of the provision of financial assistance:

(a) an assessment by the agency of all material information included in connection with the application for financial assistance, as necessary to afford a reasonable basis for the decision by the agency to provide financial assistance for the project;

(b) a written cost-benefit analysis by the agency that identifies the extent to which a project will create or retain permanent, private sector jobs; the estimated value of any tax exemptions to be provided; the amount of private sector investment generated or likely to be generated by the proposed project; the likelihood of accomplishing the proposed project in a timely fashion; and the extent to which the proposed project will provide additional sources of revenue for municipalities and school districts; and any other public benefits that might occur as a result of the project;

(c) a statement by the applicant that the project, as of the date of the application, is in substantial compliance with all provisions of this article including, but not limited to, the provisions of this section and subdivision one of section eight hundred sixty-two of this chapter; and

(d) if the project involves the removal or abandonment of a facility or plant within the state, notification by the agency to the chief executive officer or officers of the municipality or municipalities in which the facility or plant was located.

[6.] 13. Each agency shall develop a uniform agency project agreement that sets forth terms and conditions under which financial assistance shall be provided. The uniform agency project agreement shall be used by the agency and no financial assistance shall be provided in the absence of the execution of such an agreement. The uniform agency project agreement shall, at a minimum:

(a) describe the project and the financial assistance, including the amount and type, to be provided, and the agency purpose to be achieved;

(b) require each project owner, occupant or operator receiving financial benefits to provide annually a certified statement and documentation: (i) enumerating the full time equivalent jobs retained and the full time equivalent jobs created as a result of the financial assistance, by category, including full time equivalent independent contractors or employees of independent contractors that work at the project location, and (ii) indicating that the salary and fringe benefit averages or ranges for categories of jobs retained and jobs created that was provided in the application is still accurate and if it is not still

1 accurate, providing a revised list of salary and fringe benefit averages
2 or ranges for categories of jobs retained and jobs created.

3 (c) indicate the dates when PILOT payments are to be made and provide
4 an estimate of the amounts for each affected tax jurisdiction of any
5 payments in lieu of taxes that are included as part of the transaction,
6 or formula or formulas by which those amounts may be calculated. In lieu
7 of providing such information, a copy of an executed payment in lieu of
8 tax agreement that contains the same information may be attached to the
9 uniform agency project agreement;

10 [(e)] (D) provide for the suspension or discontinuance of financial
11 assistance, or for the modification of any payment in lieu of tax agree-
12 ment to require increased payments, in accordance with policies devel-
13 oped by the agency pursuant to section eight hundred seventy-four of
14 this title;

15 [(f)] (E) provide for the return of all or a part of the financial
16 assistance provided for the project, including all or part of the amount
17 of any tax exemptions, which shall be redistributed to the appropriate
18 affected tax jurisdiction, as provided for in policies developed by the
19 agency pursuant to section eight hundred seventy-four of this title,
20 unless agreed to otherwise by any local taxing jurisdiction or jurisdic-
21 tions; and

22 [(g)] (F) provide that the owner, occupant or operator receiving
23 financial assistance shall certify, under penalty of perjury, that it is
24 in substantial compliance with all local, state and federal tax, worker
25 protection and environmental laws, rules and regulations.

26 S 8. Section 860 of the general municipal law, as added by chapter
27 1030 of the laws of 1969, is amended to read as follows:

28 S 860. Moneys of the agency. The agency shall have power to contract
29 with the holders of any of its bonds or notes as to the custody,
30 collection, securing, investment and payment of any moneys of the agency
31 or any moneys held in trust or otherwise for the payment of bonds or
32 notes or in any way to secure bonds or notes and to carry out any such
33 contract. Moneys held in trust or otherwise for the payment of bonds or
34 notes or in any way to secure bonds or notes and deposits of such moneys
35 may be secured in the same manner as moneys of the agency, and all banks
36 and trust companies are authorized to give such security for such depos-
37 its. ANY LEASE PAYMENTS, REVENUES, OR OTHER EARNINGS OF THE AGENCY
38 SHALL BE PAID TO THE LOCAL GOVERNING BODY OF THE MUNICIPALITY FOR WHOSE
39 BENEFIT SUCH AGENCY IS ESTABLISHED.

40 S 9. Section 882 of the general municipal law, as amended by chapter
41 373 of the laws of 2012, is amended and a new section 882-a is added to
42 read as follows:

43 S 882. Termination of the agency. Whenever all of the bonds or notes
44 issued by the agency shall have been redeemed or cancelled, and all
45 straight-lease transactions have been terminated, the agency shall cease
46 to exist and all rights, titles, and interest and all obligations and
47 liabilities thereof vested in or possessed by the agency shall thereupon
48 vest in and be possessed by the municipality. AFTER OCTOBER FIRST, TWO
49 THOUSAND EIGHTEEN, NON-COUNTY INDUSTRIAL DEVELOPMENT AGENCIES CREATED
50 UNDER TITLE TWO OF THIS ARTICLE SHALL NOT BE ABLE TO ISSUE ANY FURTHER
51 BONDS OR NOTES.

52 S 882-A. PROHIBITION OF LOCAL INDUSTRIAL DEVELOPMENT AGENCIES. NO
53 FURTHER INDUSTRIAL DEVELOPMENT AGENCIES MAY BE CREATED UNLESS THEY ARE A
54 COUNTY-WIDE INDUSTRIAL DEVELOPMENT AGENCY.

55 S 10. The general municipal law is amended by adding two new sections
56 885 and 885-a to read as follows:

1 S 885. PREVAILING WAGE. WHENEVER A RECIPIENT OF INDUSTRIAL DEVELOP-
2 MENT AGENCY FUNDS, FINANCIAL ASSISTANCE, OR OTHER BENEFIT ENTERS INTO
3 ANY CONTRACT, SUBCONTRACT, LEASE, GRANT, BOND, COVENANT OR OTHER AGREE-
4 MENT FOR OR IN CONNECTION WITH ANY CONSTRUCTION, DEMOLITION, RECON-
5 STRUCTION, EXCAVATION, REHABILITATION, REPAIR, RENOVATION, ALTERATION,
6 OR IMPROVEMENT PROJECT, SUCH PROJECT SHALL BE DEEMED TO BE A PUBLIC
7 WORKS PROJECT FOR THE PURPOSES OF ARTICLE EIGHT OF THE LABOR LAW, AND
8 ALL OF THE PROVISIONS OF ARTICLE EIGHT OF THE LABOR LAW SHALL BE APPLI-
9 CABLE TO ALL THE WORK INVOLVED IN THE CONSTRUCTION, DEMOLITION, RECON-
10 STRUCTION, EXCAVATION, REHABILITATION, REPAIR, RENOVATION, ALTERATION,
11 OR IMPROVEMENT OF SUCH PROJECT. FUNDS, FINANCIAL ASSISTANCE, OR ANY
12 OTHER BENEFITS PROVIDED PURSUANT TO THIS ARTICLE SHALL NOT BE UTILIZED
13 FOR OR IN CONNECTION WITH THE CONSTRUCTION, DEMOLITION, RECONSTRUCTION,
14 EXCAVATION, REHABILITATION, REPAIR, RENOVATION, ALTERATION, OR IMPROVE-
15 MENT OF ANY PROJECT TO WHICH THE PROVISIONS OF ARTICLE EIGHT OF THE
16 LABOR LAW ARE NOT APPLICABLE.

17 S 885-A. RECAPTURE. IF A RECIPIENT ENTITY OF AGENCY ASSISTANCE DOES
18 NOT ABIDE BY ANY PROVISION OF THIS ARTICLE OR REQUIREMENT MADE APPLICA-
19 BLE PURSUANT TO THE AUTHORITY OF THIS ARTICLE, IT SHALL PAY BACK TO THE
20 AGENCY THAT FRACTION OF DEVELOPMENTAL ASSISTANCE THAT ACCRUED TO ITS
21 BENEFIT FOR THE CALENDAR YEAR IN WHICH THE BENEFIT OCCURRED, PLUS INTER-
22 EST AT A RATE DETERMINED BY THE GRANTING AGENCY. FOR ONE-TIME FORMS OF
23 ASSISTANCE SUCH AS GRANTS OR LAND PRICE DISCOUNTS, A DEFAULTING ENTITY
24 SHALL PAY BACK TO THE GRANTING AGENCY ONE-FIFTH OF THE VALUE OF ASSIST-
25 ANCE. REMITTANCE OF THE PAYBACK BY A RECIPIENT ENTITY TO A GRANTING
26 AGENCY SHALL TAKE PLACE WITHIN SIXTY CALENDAR DAYS OF THE DELIVERY OF
27 THE DEFAULT NOTICE TO THE RECIPIENT ENTITY.

28 S 11. This act shall take effect on the sixtieth day after it shall
29 have become a law; provided, however, that the provisions of section
30 seven of this act shall take effect on the same date and in the same
31 manner as chapter 563 of the laws of 2015 takes effect.