AN ACT
RELATING TO PUBLIC FINANCES; AMENDING THE LOCAL ECONOMIC
DEVELOPMENT ACT; INCLUDING RETAIL BUSINESSES LOCATED IN
UNINCORPORATED AREAS OF A COUNTY IN THE DEFINITION OF "RETAIL
BUSINESS"; CLARIFYING THAT FUNDING MAY BE USED FOR
REHABILITATION OR REMODELING AS WELL AS CONSTRUCTION OF A
BUILDING FOR USE BY A QUALIFYING ENTITY.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF NEW MEXICO:

SECTION 1. Section 5-10-3 NMSA 1978 (being Laws 1993,
Chapter 297, Section 3, as amended) is amended to read:

"5-10-3. DEFINITIONS.--As used in the Local Economic
Development Act:

A. "arts and cultural district" means a developed
district of public and private uses that is created pursuant
to the Arts and Cultural District Act;

B. "broadband telecommunications network
facilities" means the electronics, equipment, transmission
facilities, fiber-optic cables and any other item directly
related to a system capable of transmission of internet
protocol or other formatted data at current federal
communications commission minimum speed standard, all of
which will be owned and used by a provider of internet access
services;

C. "cultural facility" means a facility that is
owned by the state, a county, a municipality or a qualifying
entity that serves the public through preserving, educating
and promoting the arts and culture of a particular locale,
including theaters, museums, libraries, galleries, cultural
compounds, educational organizations, performing arts venues
and organizations, fine arts organizations, studios and media
laboratories and live-work housing facilities;

D. "department" means the economic development
department;

E. "economic development project" or "project"
means the provision of public support or assistance by the
state to a local or regional government or the provision of
direct or indirect assistance to a qualifying entity by a
local or regional government. "Economic development
project":

(1) includes:

(a) the purchase, lease, grant,
construction, reconstruction, improvement or other
acquisition or conveyance of land, buildings or other
infrastructure;

(b) rights-of-way infrastructure,
including trenching and conduit, for the placement of new
broadband telecommunications network facilities;

(c) public works improvements essential
to the location or expansion of a qualifying entity;
(d) payments for professional services contracts necessary for local or regional governments to implement a plan or project;

(e) the provision of direct loans or grants for land, buildings or infrastructure;

(f) technical assistance to cultural facilities;

(g) loan guarantees securing the cost of land, buildings or infrastructure in an amount not to exceed the revenue that may be derived from an increment of the: 1) municipal gross receipts tax imposed at a rate not to exceed one-fourth percent and dedicated by the ordinance imposing the increment to a project; or 2) county gross receipts tax imposed at a rate not to exceed one-eighth percent and dedicated by the ordinance imposing the increment to a project;

(h) grants for public works infrastructure improvements essential to the location or expansion of a qualifying entity and grants or subsidies to cultural facilities;

(i) the purchase of land for a publicly held industrial park or a publicly owned cultural facility; and

(j) the construction of a building for use by a qualifying entity; but
(2) does not include the purchase, lease, grant or other acquisition or conveyance of water rights;

F. "governing body" means the city council, city commission or board of trustees of a municipality or the board of county commissioners of a county;

G. "local government" means a municipality or county;

H. "municipality" means an incorporated city, town or village;

I. "new full-time economic base job" means a job:
   (1) that is primarily performed in New Mexico;
   (2) that is held by an employee who is hired to work an average of at least thirty-two hours per week for at least forty-eight weeks per year;
   (3) that is:
      (a) involved, directly or in a supervisory capacity, with the production of: 1) a service; provided that the majority of the revenue generated from the service is from sources outside the state; or 2) tangible or intangible personal property for sale; or
      (b) held by an employee who is employed at a regional, national or international headquarters operation or at an operation that primarily provides services for other operations of the qualifying entity that are
located outside the state; and

(4) that is not directly involved with natural resources extraction or processing, on-site services where the customer is present for the delivery of the service, retail, construction or agriculture except for value-added processing performed on agricultural products that would then be sold for wholesale or retail consumption;

J. "person" means an individual, corporation, association, partnership or other legal entity;

K. "qualifying entity" means a corporation, limited liability company, partnership, joint venture, syndicate, association or other person that is one or a combination of two or more of the following:

(1) an industry for the manufacturing, processing or assembling of agricultural or manufactured products;

(2) a commercial enterprise for storing, warehousing, distributing or selling products of agriculture, mining or industry, but, other than as provided in Paragraph (5), (6) or (9) of this subsection, not including any enterprise for sale of goods or commodities at retail or for distribution to the public of electricity, gas, water or telephone or other services commonly classified as public utilities;

(3) a business, including a restaurant or
lodging establishment, in which all or part of the activities of the business involves the supplying of services to the general public or to governmental agencies or to a specific industry or customer, but, other than as provided in Paragraph (5) or (9) of this subsection, not including businesses primarily engaged in the sale of goods or commodities at retail;

(4) an Indian nation, tribe or pueblo or a federally chartered tribal corporation;

(5) a telecommunications sales enterprise that makes the majority of its sales to persons outside New Mexico;

(6) a facility for the direct sales by growers of agricultural products, commonly known as farmers' markets;

(7) a business that is the developer of a metropolitan redevelopment project;

(8) a cultural facility; and

(9) a retail business;

L. "regional government" means any combination of municipalities and counties that enter into a joint powers agreement to provide for economic development projects pursuant to a plan adopted by all parties to the joint powers agreement; and

M. "retail business" means a business that is
primarily engaged in the sale of goods or commodities at 
retail and that is located:

   (1) in a municipality with a population, 
according to the most recent federal decennial census, of:
      (a) fifteen thousand or less; or 
      (b) more than fifteen thousand if the 
economic development project is not funded or financed with 
state government revenues; or 
   (2) in an unincorporated area of a county."

SECTION 2. Section 5-10-15 NMSA 1978 (being Laws 2020, 
Chapter 74, Section 2) is amended to read:
"5-10-15. STATE PARTICIPATION IN ECONOMIC DEVELOPMENT 
PROJECTS--PROJECT PARTICIPATION AGREEMENT--DUTIES AND 
REQUIREMENTS--ECONOMIC DEVELOPMENT DEPARTMENT.--

A. The department may participate with local or 
regional governments in economic development projects that:
   (1) provide for:
      (a) the purchase, lease, grant, 
construction, reconstruction, improvement or other 
acquisition or conveyance of land, buildings or other 
infrastructure;
      (b) rights-of-way infrastructure, 
including trenching and conduit, for the placement of new 
broadband telecommunications network facilities;
      (c) public works improvements essential
to the location or expansion of a qualifying entity;

(d) payments for professional services contracts necessary for local or regional governments to implement a plan or project;

(e) the provision of direct loans or grants for land, buildings or infrastructure;

(f) loan guarantees securing the cost of land, buildings or infrastructure;

(g) grants for public works infrastructure improvements essential to the location or expansion of a qualifying entity and grants or subsidies to cultural facilities;

(h) the purchase of land for a publicly held industrial park or a publicly owned cultural facility;

(i) technical assistance to cultural facilities; or

(j) the construction, rehabilitation or remodeling of a building for use by a qualifying entity; and

(2) that also:

(a) provide new full-time economic base jobs;

(b) are primarily engaged in the sale of goods or commodities at retail if: 1) the department has determined that the retail project would not substantially compete with a specific business already in operation in the
state; and 2) the business is located outside a class A
county and is located in a municipality with a population of
fifteen thousand or less according to the most recent federal
decennial census or is located within the unincorporated
portion of a county; or

(c) provide extensions or improvements
to infrastructure, excluding buildings, on government owned
land not obtained through the issuance of industrial revenue
bonds pursuant to the Industrial Revenue Bond Act or the
County Industrial Revenue Bond Act in a municipality with a
population of less than sixty thousand according to the most
recent federal decennial census or in an unincorporated area
not located within ten miles of the external boundaries of a
municipality with a population of sixty thousand or more
according to the most recent federal decennial census;
provided that the project shall not include a participating
qualifying entity; and provided further that the department
shall prioritize participation in a project pursuant to this
paragraph based on: 1) the likelihood of creating jobs;
2) the economic impact on the local economy; and 3)
contributions from the local or regional government or other
New Mexico governmental entity, the federal government or
private entities; but

(3) do not include the purchase, lease,
grant or other acquisition or conveyance of water rights.
B. If the department participates in an economic development project in which a qualifying entity participates, the department, the local or regional government and the qualifying entity shall enter into a project participation agreement pursuant to this section.

C. If the department participates in an economic development project that does not include a qualifying entity, the department shall not enter into a project participation agreement pursuant to this section, but shall enter into an intergovernmental agreement with the participating local or regional government.

D. The project participation agreement shall require that public support provided for the economic development project shall be in exchange for a substantive contribution from the qualifying entity as determined by the department.

E. The qualifying entity shall provide security to the state and each local or regional government or any other New Mexico governmental entity providing public support for the economic development project. The security shall secure the qualifying entity's obligations based on terms stated in the project participation agreement with the department and the local or regional government and shall reflect a proportional decline in security as the substantive contribution requirements are met by the qualifying entity.
The department at the discretion of the secretary of economic development may release at any time the security for that portion of the public support provided by the state.

F. If a qualifying entity fails to perform its substantive contribution, the state, local, regional or other participating New Mexico governmental entity may enforce the project participation agreement to recover its proportional share of that portion of the public support for which the qualifying entity failed to provide a substantive contribution; provided that the recovery shall be:

(1) limited to the amount of public support provided by the governmental entity enforcing the project participation agreement, unless otherwise authorized by another participating governmental entity; and

(2) proportional to the failed performance of the substantive contribution and shall take into account all previous substantive contributions for the economic development project performed by the qualifying entity, based on the terms stated in the project participation agreement.

G. The project participation agreement shall at a minimum set out:

(1) the contributions to be made by the qualifying entity, the state and the local or regional government or other New Mexico governmental entity;

(2) the security provided to the state and
each local or regional government or other New Mexico governmental entity by the qualifying entity in the form of a letter of credit, lien, mortgage or other indenture and the pledge of the qualifying entity's financial or material participation and cooperation to guarantee the qualifying entity's performance pursuant to the project participation agreement;

(3) a schedule for project development and completion, including measurable goals and time limits for those goals;

(4) provisions for performance review and actions to be taken upon a determination that project performance is unsatisfactory; and

(5) provisions allowing the department and the local or regional government or other New Mexico governmental entity to recover that portion of the public support for which the qualifying entity failed to provide a substantive contribution as determined by the department."

SECTION 3. EFFECTIVE DATE.--The effective date of the provisions of this act is July 1, 2021.