

No. 491, S.]

[Published August 6, 1949.]

**CHAPTER 604.**

AN ACT to create 14.86, 20.07 (9m) and 25.17 (1m) of the statutes, relating to the Wisconsin state public building corporation, authorizing investment of state annuity and investment board funds in state building construction, and making an appropriation.

*The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:*

SECTION 1. 14.86 of the statutes is created to read:

14.86 STATE PUBLIC BUILDING CORPORATION. (1) ORGANIZATION. The state building commission is authorized to organize a nonprofit-sharing corporation to be known as the Wisconsin state public building corporation. When so requested by the state building commission, such corporation shall have authority to lease any state-owned land that may be available for the purposes of this section and to construct thereon such building projects, including all necessary buildings, improvements, facilities, equipment and other capital items as are required for the proper use and operation of such building projects after their completion. The corporation may mortgage such interests in land and the building projects thereon to the state annuity and investment board to secure loans of funds borrowed by it from the board for investment.

(2) COMMISSION MAY ACQUIRE AND LEASE LANDS. For the purpose of providing housing for general state purposes and not specially for any particular state agency, including housing for state offices and the completion of the state office building, and to enable the construction, financing and ultimate purchase thereof by the state, the state building commission is authorized and empowered to acquire any necessary lands, and to lease and re-lease any lands owned by the state and available for the purpose to the Wisconsin state public building corporation for terms not exceeding 50 years each, on condition that such corporation shall construct and provide on such leased lands such building projects, including buildings, improvements, facilities or equipment or other capital items, as the commission may require, and shall re-lease the same to the commission upon satisfactory terms as to the rental, maintenance and ultimate purchase by the state as may be in its best interests in the judgment of the commission. After such leases and re-leases are executed and until the projects are acquired by the state, they shall be operated by the commission through the bureau of engineering, which shall have charge of such property as provided in section 15.77. Such operation shall be designed to provide revenues that will pay the costs of operation and maintenance, meet the interest when due, and yield a surplus sufficient to pay the principal amount in not more than 50 years. Revenues derived from such operation shall be placed in the general fund

and are appropriated to the state building commission to be used to pay the cost of operation and maintenance and to meet payments due the Wisconsin state public building corporation on account of such project. After the interest has been paid, any surplus that may accrue shall be applied toward the purchase of the projects or accumulated for subsequent application upon the purchase price. The commission shall annually determine and fix the rate of such annual rental and the share which shall be paid by each state agency occupying such building project. Such share shall be computed on a basis of square feet of floor space occupied or used by each such agency, giving proper weight to the quality of space occupied. Plans for buildings and all contracts and leases and re-leases made pursuant to this section shall, before becoming effective, have the written approval of the state engineer and the governor. Nothing herein contained shall authorize the commission to incur any state debt for the construction of such buildings, improvements, facilities or equipment for general state purposes.

SECTION 2. 20.07 (9m) of the statutes is created to read:

20.07 (9m) There is appropriated from the general fund to the state building commission annually, the total amounts of revenues derived from building projects constructed in accordance with section 14.86, to pay the costs of operation and maintenance of such projects, interest charges on such projects when due, and to make payments to apply on the purchase prices of the various projects, respectively.

SECTION 3. 25.17 (1m) of the statutes is created to read:

25.17 (1m) To invest any of the funds specified in subsection (1) except operating funds in loans to the Wisconsin state public building corporation, secured by mortgages upon state building projects executed in accordance with section 14.86, and such interest in the lands on which such projects are located as the corporation may have.

SECTION 4. This act is declared to be in the interest of provision by the state of such necessary public building facilities as are required by state agencies for the performance of their duties and functions, within a reasonable period of time, without immediate large expenditures of current tax-derived revenues, and in the interest of sound investment of state investment funds.

Approved August 3, 1949.

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