



2007 ASSEMBLY BILL 66

February 13, 2007 - Introduced by Representatives WIECKERT, KAUFERT, STONE, SCHNEIDER, FIELDS, BALLWEG, ALBERS, JESKEWITZ, LOTHIAN, TOWNSEND, GUNDERSON, PETROWSKI, MURSAU and F. LASEE, cosponsored by Senators RISSER, SULLIVAN, LASSA and ROESSLER. Referred to Committee on Tourism, Recreation and State Properties.

1 **AN ACT to amend** 231.01 (4) (a), 231.01 (4) (b) 1., 231.01 (4) (b) 2., 231.01 (4) (c),
2 231.01 (7) (a) 1., 231.01 (7) (a) 2., 231.01 (7) (a) 4., 231.01 (7) (c), 231.02 (6) (b),
3 231.03 (5), 231.03 (7), 231.03 (8), 231.03 (11), 231.03 (13), 231.03 (14), 231.03
4 (15), 231.03 (16), 231.03 (17), 231.03 (18), 231.03 (19), 231.04, 231.05 (1),
5 231.06, 231.07 (1) (b), 231.07 (2) (a), 231.08 (5), 231.10 (1), 231.12, 231.13 (1)
6 (intro.), 231.13 (2), 231.16 (1), 231.20 and 231.23; and **to create** 231.01 (4c),
7 231.01 (5t), 231.03 (6) (h) and 231.03 (6) (i) of the statutes; **relating to:**
8 authorizing the Wisconsin Health and Educational Facilities Authority to issue
9 bonds to finance projects related to cultural facilities.

Analysis by the Legislative Reference Bureau

Under current law, the Wisconsin Health and Educational Facilities Authority (WHEFA) may issue bonds to finance certain projects of health or educational institutions, to refinance outstanding debt of health or educational institutions, and to finance a purchase of the state's right to receive any of the payments under the Attorneys General Master Tobacco Settlement Agreement of November 23, 1998. Projects of health or educational institutions that may be financed include, among others, the acquisition of a hospital, the construction or operation of an ambulatory

ASSEMBLY BILL 66

surgery center or home health agency, and the construction, remodeling, furnishing, or equipping of a health or educational facility or related structure.

This bill authorizes WHEFA to issue bonds to finance any project undertaken by a cultural institution for a cultural facility, or to refinance outstanding debt of a cultural institution. A cultural institution is defined in the bill as a corporation, agency, or association that is authorized by state law to provide or operate a cultural facility. A cultural facility is defined in the bill as a building, institution, place, or agency of a nonprofit entity that is or will be used in whole or in part for the performing or visual arts; for the display of art, animals, plants, or other items of cultural interest; or as a library, museum, broadcasting facility, or other facility related to other cultural arts activities. Project activities for which WHEFA may issue bonds include construction, acquisition, remodeling, furnishing, and equipping of cultural facilities, related structures, and structures or items that are useful for the operation of cultural facilities.

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

1 **SECTION 1.** 231.01 (4) (a) of the statutes is amended to read:

2 231.01 (4) (a) “Cost” means the sum of all costs incurred by a participating
3 health institution, participating educational institution, participating cultural
4 institution, or participating child care provider, as approved by the authority, as are
5 reasonable and necessary to accomplish the project, exclusive of any private or
6 federal, state, or local financial assistance received by the participating health
7 institution, participating educational institution, participating cultural institution,
8 or participating child care provider for the payment of the project cost.

9 **SECTION 2.** 231.01 (4) (b) 1. of the statutes is amended to read:

10 231.01 (4) (b) 1. The cost incurred by or on behalf of the participating health
11 institution, participating educational institution, participating cultural institution,
12 or participating child care provider of all necessary developmental, planning, and
13 feasibility studies, surveys, plans, and specifications, architectural, engineering,
14 legal, or other special services, the cost of acquisition of land and any buildings and

ASSEMBLY BILL 66

1 improvements on the land, site preparation, and development including demolition
2 or removal of existing structures, construction, reconstruction, and equipment,
3 including machinery, fixed equipment, and personal property.

4 **SECTION 3.** 231.01 (4) (b) 2. of the statutes is amended to read:

5 231.01 (4) (b) 2. The reasonable cost of financing incurred by a participating
6 health institution, participating educational institution, participating cultural
7 institution, or participating child care provider in the course of the development of
8 the project to the occupancy date.

9 **SECTION 4.** 231.01 (4) (c) of the statutes is amended to read:

10 231.01 (4) (c) All rents and other net revenues from the operation of the real
11 property, improvements, or personal property on the project site by a participating
12 health institution, participating educational institution, participating cultural
13 institution, or participating child care provider on and after the date on which the
14 contract between a participating health institution, participating educational
15 institution, participating cultural institution, or participating child care provider
16 and the authority was entered into, but prior to the occupancy date, shall reduce the
17 sum of all costs in this subsection.

18 **SECTION 5.** 231.01 (4c) of the statutes is created to read:

19 231.01 (4c) "Cultural facility" means an institution, place, building, or agency
20 that satisfies all of the following:

21 (a) Is owned by an entity that is described in section 501 (c) (3) of the Internal
22 Revenue Code and that is exempt from federal income tax under section 501 (a) of
23 the Internal Revenue Code.

24 (b) Is or will be used in whole or in part for the performing or visual arts,
25 including music performance; for the display of art, animals, plants, aquatic life, or

ASSEMBLY BILL 66

1 other items of cultural interest; or as a library, museum, broadcasting facility, or
2 other facility related to other cultural arts activities; and any related property.

3 **SECTION 6.** 231.01 (5t) of the statutes is created to read:

4 231.01 (5t) "Participating cultural institution" means a corporation, agency, or
5 association that is authorized by state law to provide or operate a cultural facility and
6 that undertakes the financing and construction or acquisition of a project or
7 undertakes the refunding or refinancing of obligations or of a mortgage or of
8 advances as provided in this chapter.

9 **SECTION 7.** 231.01 (7) (a) 1. of the statutes is amended to read:

10 231.01 (7) (a) 1. A specific health facility, educational facility, cultural facility,
11 or child care center work or improvement to be refinanced, acquired, constructed,
12 enlarged, remodeled, renovated, improved, furnished, or equipped by the authority
13 with funds provided in whole or in part under this chapter.

14 **SECTION 8.** 231.01 (7) (a) 2. of the statutes is amended to read:

15 231.01 (7) (a) 2. One or more structures suitable for use as a child care center,
16 cultural facility, health facility, laboratory, laundry, nurses' or interns' residence or
17 other multi-unit housing facility for staff, employees, patients or relatives of
18 patients admitted for treatment or care in a health facility, physician's facility,
19 administration building, research facility, maintenance, storage, or utility facility.

20 **SECTION 9.** 231.01 (7) (a) 4. of the statutes is amended to read:

21 231.01 (7) (a) 4. Any structure useful for the operation of a health facility,
22 educational facility, cultural facility, or child care center, including facilities or
23 supporting service structures essential or convenient for the orderly conduct of the
24 health facility, educational facility, cultural facility, or child care center.

25 **SECTION 10.** 231.01 (7) (c) of the statutes is amended to read:

ASSEMBLY BILL 66

1 231.01 (7) (c) "Project" may include any combination of projects undertaken
2 jointly by any participating health institution, participating educational institution,
3 participating cultural institution, or participating child care provider with one or
4 more other participating health institutions, participating educational institutions,
5 participating cultural institutions, or participating child care providers.

6 **SECTION 11.** 231.02 (6) (b) of the statutes is amended to read:

7 231.02 (6) (b) Notwithstanding any other provision of law, it is not a conflict
8 of interest or violation of this section or of any other law for a trustee, director, officer,
9 or employee of a participating health institution, participating educational
10 institution, participating cultural institution, or participating child care provider or
11 for a person having the required favorable reputation for skill, knowledge, and
12 experience in state and municipal finance or for a person having the required
13 favorable reputation for skill, knowledge, and experience in the field of health
14 facility, educational facility, cultural facility, or child care center architecture to serve
15 as a member of the authority; if in each case to which par. (a) is applicable, the
16 trustee, director, officer, or employee of the participating health institution,
17 participating educational institution, participating cultural institution, or
18 participating child care provider abstains from discussion, deliberation, action, and
19 vote by the authority in specific respect to any undertaking pursuant to this chapter
20 in which his or her participating health institution, participating educational
21 institution, participating cultural institution, or participating child care provider
22 has an interest, or the person having the required favorable reputation for skill,
23 knowledge, and experience in state and municipal finance abstains from discussion,
24 deliberation, action, and vote by the authority in specific respect to any sale,
25 purchase, or ownership of bonds of the authority in which any business of which such

ASSEMBLY BILL 66**SECTION 11**

1 person is a participant, owner, officer, or employee has a past, current, or future
2 interest, or such person having the required favorable reputation for skill,
3 knowledge, and experience in the field of health facility, educational facility, cultural
4 facility, or child care center architecture abstains from discussion, deliberation,
5 action, and vote by the authority in specific respect to construction or acquisition of
6 any project of the authority in which any business of which such person is a
7 participant, owner, officer, or employee has a past, current, or future interest.

8 **SECTION 12.** 231.03 (5) of the statutes is amended to read:

9 231.03 (5) Determine the location and character of any project to be financed
10 under this chapter, and construct, reconstruct, remodel, maintain, enlarge, alter, add
11 to, repair, lease as lessee or lessor and regulate the same, enter into contracts for any
12 such purpose, enter into contracts for the management and operation of a project or
13 other health facilities, educational facilities, cultural facilities, or child care centers
14 owned by the authority, and designate a participating health institution,
15 participating educational institution, participating cultural institution, or
16 participating child care provider as its agent to determine the location and character
17 of a project undertaken by the participating health institution, participating
18 educational institution, participating cultural institution, or participating child care
19 provider under this chapter and as the agent of the authority, to construct,
20 reconstruct, remodel, maintain, manage, enlarge, alter, add to, repair, operate, lease
21 as lessee or lessor and regulate the same, and as the agent of the authority, to enter
22 into contracts for any such purpose, including contracts for the management and
23 operation of such project or other health facilities, educational facilities, cultural
24 facilities, or child care centers owned by the authority.

25 **SECTION 13.** 231.03 (6) (h) of the statutes is created to read:

ASSEMBLY BILL 66

1 231.03 (6) (h) Finance any project undertaken for a cultural facility by a
2 participating cultural institution.

3 **SECTION 14.** 231.03 (6) (i) of the statutes is created to read:

4 231.03 (6) (i) Refinance outstanding debt of any participating cultural
5 institution.

6 **SECTION 15.** 231.03 (7) of the statutes is amended to read:

7 231.03 (7) Fix and revise from time to time and charge and collect rates, rents,
8 fees, and charges for the use of and for the services furnished or to be furnished by
9 a project or other health facilities, educational facilities, cultural facilities, or child
10 care centers owned by the authority or any portion thereof, contract with any person
11 in respect thereto and coordinate its policies and procedures, and cooperate with
12 recognized health facility, educational facility, cultural facility, or child care center
13 rate setting mechanisms.

14 **SECTION 16.** 231.03 (8) of the statutes is amended to read:

15 231.03 (8) Adopt rules for the use of a project or other health facility,
16 educational facility, cultural facility, or child care center or any portion of the project
17 or facility owned, financed, or refinanced in whole or in part by the authority,
18 including any property used as security for a loan secured through, from, or with the
19 assistance of the authority. The authority may designate a participating health
20 institution, participating educational institution, participating cultural institution,
21 or participating child care provider as its agent to establish rules for the use of a
22 project or other health facilities, educational facilities, cultural facilities, or child
23 care centers undertaken for that participating health institution, participating
24 educational institution, participating cultural institution, or participating child care
25 provider. The rules shall ensure that a project, health facility, educational facility,

ASSEMBLY BILL 66

1 cultural facility, child care center, or property may not be used primarily for sectarian
2 instruction or study or as a place for devotional activities or religious worship.

3 **SECTION 17.** 231.03 (11) of the statutes is amended to read:

4 231.03 (11) Establish or contract with others to carry out on its behalf a health
5 facility, educational facility, cultural facility, or child care center project cost
6 estimating service, and make this service available on all projects to provide expert
7 cost estimates and guidance to the participating health institution, participating
8 educational institution, participating cultural institution, or participating child care
9 provider and to the authority. To implement this service and, through it, to
10 contribute to cost containment, the authority may require such reasonable reports
11 and documents from health facility, educational facility, cultural facility, or child care
12 center projects as are required for this service and for the development of cost reports
13 and guidelines. The authority shall appoint a technical committee on health facility,
14 educational facility, cultural facility, or child care center project costs and cost
15 containment.

16 **SECTION 18.** 231.03 (13) of the statutes is amended to read:

17 231.03 (13) Make loans to any participating health institution, participating
18 educational institution, participating cultural institution, or, before May 1, 2000,
19 participating child care provider for the cost of a project in accordance with an
20 agreement between the authority and the participating health institution,
21 participating educational institution, participating cultural institution, or
22 participating child care provider. The authority may secure the loan by a mortgage
23 or other security arrangement on the health facility, educational facility, cultural
24 facility, or child care center granted by the participating health institution,
25 participating educational institution, participating cultural institution, or

ASSEMBLY BILL 66

1 participating child care provider to the authority. The loan may not exceed the total
2 cost of the project as determined by the participating health institution,
3 participating educational institution, participating cultural institution, or
4 participating child care provider and approved by the authority.

5 **SECTION 19.** 231.03 (14) of the statutes is amended to read:

6 231.03 (14) Make loans to a health facility, educational facility, cultural facility,
7 or, before May 1, 2000, child care center for which bonds may be issued under sub.
8 (6) (b) or (d) or under s. 231.03 (6) (f), 1999 stats., to refinance the health facility's,
9 educational facility's, cultural facility's, or child care center's outstanding debt. The
10 authority may secure the loan or bond by a mortgage or other security arrangement
11 on the health facility, educational facility, cultural facility, or child care center
12 granted by the participating health institution, participating educational
13 institution, participating cultural institution, or participating child care provider to
14 the authority.

15 **SECTION 20.** 231.03 (15) of the statutes is amended to read:

16 231.03 (15) Mortgage all or any portion of a project and other health facilities,
17 educational facilities, cultural facilities, or child care centers and the site thereof,
18 whether owned or thereafter acquired, for the benefit of the holders of bonds issued
19 to finance the project, health facilities, educational facilities, cultural facilities, or
20 child care centers or any portion thereof or issued to refund or refinance outstanding
21 indebtedness of participating health institutions, educational institutions,
22 participating cultural institutions, or child care providers as permitted by this
23 chapter.

24 **SECTION 21.** 231.03 (16) of the statutes is amended to read:

ASSEMBLY BILL 66**SECTION 21**

1 231.03 (16) Lease to a participating health institution, participating
2 educational institution, participating cultural institution, or participating child care
3 provider the project being financed or other health facilities, educational facilities,
4 cultural facilities, or child care centers conveyed to the authority in connection with
5 such financing, upon such terms and conditions as the authority deems proper, and
6 charge and collect rents therefor, and terminate any such lease upon the failure of
7 the lessee to comply with any of the obligations thereof; and include in any such lease,
8 if desired, provisions that the lessee thereof shall have options to renew the term of
9 the lease for such periods and at such rent as the authority determines or to purchase
10 all or any part of the health facilities, educational facilities, cultural facilities, or
11 child care centers or that, upon payment of all of the indebtedness incurred by the
12 authority for the financing of such project or health facilities, educational facilities,
13 cultural facilities, or child care centers or for refunding outstanding indebtedness of
14 a participating health institution, participating educational institution,
15 participating cultural institution, or participating child care provider, the authority
16 may convey all or any part of the project or such other health facilities, educational
17 facilities, cultural facilities, or child care centers to the lessees thereof with or
18 without consideration.

19 **SECTION 22.** 231.03 (17) of the statutes is amended to read:

20 231.03 (17) Charge to and apportion among participating health institutions,
21 participating educational institutions, participating cultural institutions, and
22 participating child care providers its administrative costs and expenses incurred in
23 the exercise of the powers and duties conferred by this chapter.

24 **SECTION 23.** 231.03 (18) of the statutes is amended to read:

ASSEMBLY BILL 66

1 231.03 (18) Make studies of needed health facilities, educational facilities,
2 cultural facilities, and child care centers that could not sustain a loan were it made
3 under this chapter and recommend remedial action to the legislature; and do the
4 same with regard to any laws or rules that prevent health facilities, educational
5 facilities, cultural facilities, and child care centers from benefiting from this chapter.

6 **SECTION 24.** 231.03 (19) of the statutes is amended to read:

7 231.03 (19) Obtain, or aid in obtaining, from any department or agency of the
8 United States or of this state or any private company, any insurance or guaranty
9 concerning the payment or repayment of, interest or principal, or both, or any part
10 thereof, on any loan, lease, or obligation or any instrument evidencing or securing
11 the same, made or entered into under the provisions of this chapter; and
12 notwithstanding any other provisions of this chapter, to enter into any agreement,
13 contract, or any other instrument with respect to that insurance or guaranty, to
14 accept payment in the manner and form provided therein in the event of default by
15 a participating health institution, participating educational institution,
16 participating cultural institution, or participating child care provider, and to assign
17 the insurance or guaranty as security for the authority's bonds.

18 **SECTION 25.** 231.04 of the statutes is amended to read:

19 **231.04 Expenses.** All expenses of the authority incurred in carrying out this
20 chapter shall be payable solely from funds provided under the authority of this
21 chapter, and no liability may be incurred by the authority beyond the extent to which
22 moneys have been provided under this chapter except that, for the purposes of
23 meeting the necessary expenses of initial organization and operation of the authority
24 for the period commencing on June 19, 1974 and continuing until such date as the
25 authority derives moneys from funds provided to it under the authority of this

ASSEMBLY BILL 66

1 chapter, the authority may borrow such moneys as it requires to supplement the
2 funds provided under s. 20.440. Such moneys borrowed by the authority shall
3 subsequently be charged to and apportioned among participating health
4 institutions, participating educational institutions, participating cultural
5 institutions, and participating child care providers in an equitable manner, and
6 repaid with appropriate interest over a reasonable period of time.

7 **SECTION 26.** 231.05 (1) of the statutes is amended to read:

8 231.05 (1) By means of this chapter, it is the intent of the legislature to provide
9 assistance and alternative methods of financing to nonprofit health institutions to
10 aid them in providing needed health services consistent with the state's health plan,
11 to nonprofit educational institutions to aid them in providing needed educational
12 services, to nonprofit cultural institutions to aid them in providing needed cultural
13 facilities, and to nonprofit child care providers to aid them in providing needed child
14 care services.

15 **SECTION 27.** 231.06 of the statutes is amended to read:

16 **231.06 Property acquisition.** The authority may acquire, directly or by and
17 through a participating health institution, participating educational institution,
18 participating cultural institution, or participating child care provider as its agent,
19 by purchase or by gift or devise, such lands, structures, property, rights,
20 rights-of-way, franchises, easements, and other interests in lands, including lands
21 lying under water and riparian rights, which are located within this state as it deems
22 necessary or convenient for the construction or operation of a project, upon such
23 terms and at such prices as it considers reasonable and can be agreed upon between
24 it and the owner thereof, and take title thereto in the name of the authority or in the

ASSEMBLY BILL 66

1 name of a health facility, educational facility, cultural facility, or child care center as
2 its agent.

3 **SECTION 28.** 231.07 (1) (b) of the statutes is amended to read:

4 231.07 (1) (b) Convey to the participating health institution, participating
5 educational institution, participating cultural institution, or participating child care
6 provider the authority's interest in the project and in any other health facility,
7 educational facility, cultural facility, or child care center leased, mortgaged, or
8 subject to a deed of trust or any other form of security arrangement to secure the
9 bond.

10 **SECTION 29.** 231.07 (2) (a) of the statutes is amended to read:

11 231.07 (2) (a) The principal of and interest on any bond issued by the authority
12 to finance a project or to refinance or refund outstanding indebtedness of one or more
13 participating health institutions, participating educational institutions,
14 participating cultural institutions, or participating child care providers, including
15 any refunding bonds issued to refund and refinance the bond, have been fully paid
16 and the bonds retired or if the adequate provision has been made to pay fully and
17 retire the bond; and

18 **SECTION 30.** 231.08 (5) of the statutes is amended to read:

19 231.08 (5) In addition to the other authorizations under this section, bonds of
20 the authority may be secured by a pooling of leases whereby the authority may assign
21 its rights, as lessor, and pledge rents under 2 or more leases of health facilities,
22 educational facilities, cultural facilities, or child care centers with 2 or more health
23 institutions, educational institutions, cultural institutions, or child care providers,
24 as lessees respectively, upon such terms as may be provided for in bond resolutions
25 of the authority.

ASSEMBLY BILL 66

1 **SECTION 31.** 231.10 (1) of the statutes is amended to read:

2 **231.10 (1)** The state is not liable on notes or bonds of the authority and the notes
3 and bonds are not a debt of the state. All notes and bonds of the authority shall
4 contain on the face thereof a statement to this effect. The issuance of bonds under
5 this chapter shall not, directly or indirectly or contingently, obligate the state or any
6 political subdivision thereof to levy any form of taxation therefor or to make any
7 appropriation for their payment. Nothing in this section prevents the authority from
8 pledging its full faith and credit or the full faith and credit of a health institution,
9 educational institution, cultural institution, or child care provider to the payment of
10 bonds authorized under this chapter.

11 **SECTION 32.** 231.12 of the statutes is amended to read:

12 **231.12 Studies and recommendations.** It is the intent and purpose of this
13 chapter that the exercise by the authority of the powers granted to it shall be in all
14 respects for the benefit of the people of this state to assist them to provide needed
15 health facilities, educational facilities, cultural facilities, and child care centers of
16 the number, size, type, distribution, and operation that will assure admission and
17 health care, education, cultural opportunities, or child care of high quality to all who
18 need it. The authority shall identify and study all projects which are determined by
19 health planning agencies to be needed, but which could not sustain a loan were such
20 to be made to it under this chapter. The authority shall formulate and recommend
21 to the legislature such amendments to this and other laws, and such other specific
22 measures as grants, loan guarantees, interest subsidies, or other actions the state
23 may provide which would render the construction and operation of needed health
24 facilities, educational facilities, cultural facilities, and child care centers feasible and
25 in the public interest. The authority also shall identify and study any laws or rules

ASSEMBLY BILL 66

1 which it finds handicaps or bars a needed health facility, educational facility, cultural
2 facility, or child care center from participating in the benefits of this chapter, and
3 recommend to the legislature such actions as will remedy such situation.

4 **SECTION 33.** 231.13 (1) (intro.) of the statutes is amended to read:

5 231.13 (1) (intro.) The authority shall collect rents for the use of, or other
6 revenues relating to the financing of, each project. The authority shall contract with
7 a participating health institution, participating educational institution,
8 participating cultural institution, or participating child care provider for each
9 issuance of bonds. The contract shall provide that the rents or other revenues
10 payable by the health facility, educational facility, cultural facility, or child care
11 center shall be sufficient at all times to:

12 **SECTION 34.** 231.13 (2) of the statutes is amended to read:

13 231.13 (2) The authority shall pledge the revenues derived and to be derived
14 from a project and other related health facilities, educational facilities, cultural
15 facilities, or child care centers for the purposes specified in sub. (1), and additional
16 bonds may be issued which may rank on a parity with other bonds relating to the
17 project to the extent and on the terms and conditions provided in the bond resolution.
18 Such pledge shall be valid and binding from the time when the pledge is made, the
19 revenues so pledged by the authority shall immediately be subject to the lien of such
20 pledge without any physical delivery thereof or further act and the lien of any such
21 pledge shall be valid and binding as against all parties having claims of any kind in
22 tort, contract, or otherwise against the authority, irrespective of whether such
23 parties have notice thereof. Neither the bond resolution nor any financing
24 statement, continuation statement, or other instrument by which a pledge is created
25 or by which the authority's interest in revenues is assigned need be filed or recorded

ASSEMBLY BILL 66

1 in any public records in order to perfect the lien thereof as against 3rd parties, except
2 that a copy thereof shall be filed in the records of the authority and with the
3 department of financial institutions.

4 **SECTION 35.** 231.16 (1) of the statutes is amended to read:

5 231.16 (1) The authority may issue bonds to refund any outstanding bond of
6 the authority or indebtedness that a participating health institution, participating
7 educational institution, participating cultural institution, or participating child care
8 provider may have incurred for the construction or acquisition of a project prior to
9 or after April 30, 1980, including the payment of any redemption premium on the
10 outstanding bond or indebtedness and any interest accrued or to accrue to the
11 earliest or any subsequent date of redemption, purchase, or maturity, or to pay all
12 or any part of the cost of constructing and acquiring additions, improvements,
13 extensions, or enlargements of a project or any portion of a project. Except for bonds
14 to refund bonds issued under s. 231.03 (6) (g), no bonds may be issued under this
15 section unless the authority has first entered into a new or amended agreement with
16 a participating health institution, participating educational institution,
17 participating cultural institution, or participating child care provider to provide
18 sufficient revenues to pay the costs and other items described in s. 231.13.

19 **SECTION 36.** 231.20 of the statutes is amended to read:

20 **231.20 Waiver of construction and bidding requirements.** In exercising
21 its powers under s. 101.12, the department of commerce or any city, village, town, or
22 county may, within its discretion for proper cause shown, waive any particular
23 requirements relating to public buildings, structures, grounds, works, and
24 improvements imposed by law upon projects under this chapter; the requirements
25 of s. 101.13 may not be waived, however. If, however, the prospective lessee so

ASSEMBLY BILL 66

1 requests in writing, the authority shall, through the participating health institution,
2 participating educational institution, participating cultural institution, or
3 participating child care provider as its agent, call for construction bids in such
4 manner as is determined by the authority with the approval of the lessee.

5 **SECTION 37.** 231.23 of the statutes is amended to read:

6 **231.23 Nonprofit institutions.** It is intended that all nonprofit health and
7 institutions, educational institutions, cultural institutions, and child care providers
8 in this state be enabled to benefit from and participate in this chapter. To this end,
9 all nonprofit health and institutions, educational institutions, cultural institutions,
10 and child care providers operating, or authorized to be operated, under any law of
11 this state may undertake projects and utilize the capital financing sources and
12 methods of repayment provided by this chapter, the provisions of any other laws to
13 the contrary notwithstanding.

14 (END)