Calendar No. 706

111TH CONGRESS 2D SESSION

S. 583

To provide grants and loan guarantees for the development and construction of science parks to promote the clustering of innovation through high technology activities.

IN THE SENATE OF THE UNITED STATES

March 12, 2009

Mr. Pryor (for himself, Ms. Snowe, Mr. Johnson, Mr. Alexander, Mr. Durbin, Mr. Dorgan, Mrs. Gillibrand, Mr. Casey, Mr. Udall of New Mexico, Mr. Johanns, Mr. Begich, Mr. Bingaman, Ms. Landrieu, and Ms. Collins) introduced the following bill; which was read twice and referred to the Committee on Commerce, Science, and Transportation

DECEMBER 17, 2010

Reported by Mr. Rockefeller, with an amendment [Strike all after the enacting clause and insert the part printed in italic]

A BILL

To provide grants and loan guarantees for the development and construction of science parks to promote the clustering of innovation through high technology activities.

- 1 Be it enacted by the Senate and House of Representa-
- 2 tives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

2	This Act may be cited as the "Building a Stronger
3	America Act''.
4	SEC. 2. DEVELOPMENT OF SCIENCE PARKS.
5	(a) FINDING.—Section 2 of the Stevenson-Wydler
6	Technology Innovation Act of 1980 (15 U.S.C. 3701) is
7	amended by adding at the end the following:
8	"(12) It is in the best interests of the Nation
9	to encourage the formation of science parks to pro-
10	mote the clustering of innovation through high tech-
11	nology activities.".
12	(b) Definition.—Section 4 of such Act (15 U.S.C.
13	3703) is amended by adding at the end the following:
14	"(12) 'Business or industrial park' means a pri-
15	marily for-profit real estate venture of businesses or
16	industries which do not necessarily reinforce each
17	other through supply chain or technology transfer
18	mechanisms.
19	"(13) 'Science park'—
20	"(A) means a group of interrelated compa-
21	nies and institutions, including suppliers, serv-
22	ice providers, institutions of higher education,
23	start-up incubators, and trade associations
24	that —
25	"(i) cooperate and compete with each
26	other; and

1	"(ii) are located in a specific area or
2	region that promotes real estate develop-
3	ment, technology transfer, and partner-
4	ships between such companies and institu-
5	tions;
6	"(B) includes a science park, research
7	park, technology park, research and develop-
8	ment park, research and technology park, and
9	science and technology park; and
10	"(C) does not include a business or indus-
11	trial park.
12	"(14) 'Science park infrastructure' means facili-
13	ties that support the daily economic activity of a
14	science park.".
15	(e) Science Parks.—The Stevenson-Wydler Tech-
16	nology Innovation Act of 1980 (15 U.S.C. 3701 et seq.)
17	is amended by adding at the end the following:
18	"SEC. 24. SCIENCE PARKS.
19	"(a) Development of Plans for Construction
20	OF SCIENCE PARKS.—
21	"(1) In General.—The Secretary shall award
22	grants for the development of feasibility studies and
23	plans for the construction of new science parks or
24	the expansion of existing science parks.

1	"(2) Limitation on amount of grants.—
2	The amount of a grant awarded under this sub-
3	section may not exceed \$750,000.
4	"(3) AWARD.—
5	"(A) Competition Required.—The Sec-
6	retary shall award grants under this subsection
7	pursuant to a full and open competition.
8	"(B) Geographic dispersion.—The Sec-
9	retary is encouraged to divide the grants award-
10	ed under this subsection among low-,
11	medium-, and high-population density States.
12	"(C) ADVERTISING.—The Secretary shall
13	advertise any competition under this paragraph
14	in the Commerce Business Daily.
15	"(D) SELECTION CRITERIA.—The Sec-
16	retary shall publish the criteria to be utilized in
17	any competition under this paragraph for the
18	selection of recipients of grants under this sub-
19	section, which shall include requirements relat-
20	ing to—
21	"(i) the number of jobs to be created
22	at the science park each year during its
23	first 5 years;

1	"(ii) the funding to be required to
2	construct or expand the science park dur-
3	ing its first 5 years;
4	"(iii) the amount and type of cost
5	matching by the applicant;
6	"(iv) the types of businesses and re-
7	search entities expected in the science park
8	and surrounding community;
9	"(v) letters of intent by businesses
10	and research entities to locate in the
11	science park;
12	"(vi) the expansion capacity of the
13	science park during a 25-year period;
14	"(vii) the quality of life at the science
15	park for employees at the science park;
16	"(viii) the capability to attract a well
17	trained workforce to the science park;
18	"(ix) the management of the science
19	park;
20	"(x) expected risks in the construction
21	and operation of the science park;
22	"(xi) risk mitigation;
23	"(xii) transportation and logistics;
24	"(xiii) physical infrastructure, includ-
25	ing telecommunications; and

1	"(xiv) ability to collaborate with other
2	science parks throughout the world.
3	"(4) Authorization of Appropriations.
4	There are authorized to be appropriated \$7,500,000
5	for each of the fiscal years 2010 through 2014 to
6	earry out this subsection.
7	"(b) Loan Guarantees for Science Park Infra-
8	STRUCTURE.
9	"(1) In General.—Subject to paragraph (2),
10	the Secretary may guarantee up to 80 percent of the
11	loan amount for loans exceeding \$10,000,000 for
12	projects for the construction of science park infra-
13	structure.
14	"(2) Limitations on Guarantee amounts.—
15	The maximum amount of loan principal guaranteed
16	under this subsection may not exceed—
17	"(A) \$50,000,000 with respect to any sin-
18	gle project; and
19	"(B) \$500,000,000 with respect to all
20	projects.
21	"(3) Selection of guarantee recipi-
22	ENTS.—The Secretary shall select recipients of loan
23	guarantees under this subsection based upon the
24	ability of the recipient to collateralize the loan
25	amount through bonds, equity, property, and other

1	such criteria as the Secretary shall prescribe. Enti-
2	ties receiving a grant under subsection (a) are not
3	eligible for a loan guarantee during the period of
4	such grant.
5	"(4) Terms and conditions for Loan guar-
6	ANTEES.—The loans guaranteed under this sub-
7	section shall be subject to such terms and conditions
8	as the Secretary may prescribe, except that—
9	"(A) the final maturity of such loans made
10	or guaranteed may not exceed the lesser of—
11	"(i) 30 years and 32 days; or
12	"(ii) 90 percent of the useful life of
13	any physical asset to be financed by such
14	loan;
15	"(B) a loan made or guaranteed under this
16	subsection may not be subordinated to another
17	debt contracted by the borrower or to any other
18	claims against the borrowers in the ease of de-
19	fault;
20	"(C) a loan may not be guaranteed under
21	this subsection unless the Secretary determines
22	that the lender is responsible and that adequate
23	provision is made for servicing the loan on rea-
24	sonable terms and protecting the financial in-
25	terest of the United States:

1	"(D) a loan may not be guaranteed under
2	this subsection if—
3	"(i) the income from such loan is ex-
4	eluded from gross income for purposes of
5	chapter 1 of the Internal Revenue Code of
6	1986; or
7	"(ii) the guarantee provides signifi-
8	cant collateral or security, as determined
9	by the Secretary, for other obligations the
10	income from which is so excluded;
11	"(E) any guarantee provided under this
12	subsection shall be conclusive evidence that—
13	"(i) the guarantee has been properly
14	obtained;
15	"(ii) the underlying loan qualified for
16	such guarantee; and
17	"(iii) absent fraud or material mis-
18	representation by the holder, the guarantee
19	is presumed to be valid, legal, and enforce-
20	able;
21	"(F) the Secretary shall prescribe explicit
22	standards for use in periodically assessing the
23	eredit risk of new and existing direct loans or
24	guaranteed loans;

"(G) the Secretary may not extend credit assistance unless the Secretary has determined that there is a reasonable assurance of repayment; and

"(H) new loan guarantees may not be committed except to the extent that appropriations of budget authority to cover their costs are made in advance, as required under section 504 of the Federal Credit Reform Act of 1990 (2 U.S.C. 661e).

"(5) PAYMENT OF LOSSES.—

"(A) IN GENERAL.—If, as a result of a default by a borrower under a loan guaranteed under this subsection, after the holder has made such further collection efforts and instituted such enforcement proceedings as the Secretary may require, the Secretary determines that the holder has suffered a loss, the Secretary shall pay to such holder the percentage of such loss specified in the guarantee contract. Upon making any such payment, the Secretary shall be subrogated to all the rights of the recipient of the payment. The Secretary shall be entitled to recover from the borrower the

amount of any payments made pursuant to any guarantee entered into under this section.

"(B) Enforcement of Rights.—The Attorney General shall take such action as may be appropriate to enforce any right accruing to the United States as a result of the issuance of any guarantee under this section.

"(C) Forbearance.—Nothing in this section may be construed to preclude any forbearance for the benefit of the borrower which may be agreed upon by the parties to the guaranteed loan and approved by the Secretary, if budget authority for any resulting subsidy costs (as defined in section 502(5) of the Federal Credit Reform Act of 1990) is available.

"(D) Management of Property.—Notwithstanding any other provision of law relating to the acquisition, handling, or disposal of property by the United States, the Secretary may complete, recondition, reconstruct, renovate, repair, maintain, operate, or sell any property acquired by the Secretary pursuant to this section.

1	"(6) REVIEW.—Not later than 2 years after the
2	date of the enactment of this section, the Comp-
3	troller General of the United States shall—
4	"(A) conduct a review of the subsidy esti-
5	mates for the loan guarantees under this sub-
6	section; and
7	"(B) submit to Congress a report on the
8	review conducted under this paragraph.
9	"(7) TERMINATION.—A loan may not be guar-
10	anteed under this subsection after September 30,
11	2014.
12	"(8) Authorization of appropriations.—
13	There are authorized to be appropriated—
14	"(A) \$35,000,000 for the cost (as defined
15	in section 502(5) of the Federal Credit Reform
16	Act of 1990) of guaranteeing \$500,000,000 in
17	loans under this subsection;
18	"(B) \$6,000,000 for administrative ex-
19	penses for fiscal year 2010; and
20	"(C) such sums as may be necessary for
21	administrative expenses in fiscal year 2011 and
22	thereafter.
23	"(c) NATIONAL ACADEMY OF SCIENCES EVALUA-
24	TION —

1	"(1) In General.—The Secretary shall enter
2	into an agreement with the National Academy of
3	Sciences under which the Academy shall conduct,
4	every 3 years, an evaluation of the activities under
5	this section.
6	"(2) Tri-annual report.—Under the agree-
7	ment described in paragraph (1), the Academy shall
8	submit a report to the Secretary that—
9	"(A) includes the Academy's evaluation of
10	science park development under this section;
11	and
12	"(B) may include such recommendations
13	as the Academy considers appropriate for addi-
14	tional activities to promote and facilitate the de-
15	velopment of science parks in the United
16	States.
17	"(d) Tri-Annual Report.—Not later than March
18	31, 2013, and every third year thereafter, the Secretary
19	shall submit a report to Congress that—
20	"(1) describes the activities under this section
21	during the preceding 3 years;
22	"(2) includes any recommendations made by
23	the National Academy of Sciences under subsection
24	(e)(2)(B) during such period; and

- 1 "(3) may include such recommendations for leg-
- 2 islative or administrative action as the Secretary
- 3 considers appropriate to further promote and facili-
- 4 tate the development of science parks in the United
- 5 States.
- 6 "(e) RULEMAKING.—Not later than 1 year after the
- 7 date of the enactment of this section, the Secretary shall
- 8 promulgate regulations to earry out this section in accord-
- 9 ance with Office of Management and Budget Circular A-
- 10 129, entitled 'Policies for Federal Credit Programs and
- 11 Non-Tax Receivables'.".
- 12 SECTION 1. SHORT TITLE.
- 13 This Act may be cited as the "Building a Stronger
- 14 America Act".
- 15 SEC. 2. DEVELOPMENT OF SCIENCE PARKS.
- 16 (a) Finding.—Section 2 of the Stevenson-Wydler
- 17 Technology Innovation Act of 1980 (15 U.S.C. 3701) is
- 18 amended by adding at the end the following:
- 19 "(12) It is in the best interests of the Nation to
- 20 encourage the formation of science parks to promote
- 21 the clustering of innovation through high technology
- 22 activities.".
- 23 (b) Definition.—Section 4 of such Act (15 U.S.C.
- 24 3703) is amended by adding at the end the following:

1	"(12) 'Brownfield' means abandoned, idled, or
2	underused industrial or commercial real property on
3	which expansion or redevelopment is complicated by
4	real or perceived environmental contamination
5	"(13) 'Business or industrial park' means a pri-
6	marily for-profit real estate venture of businesses or
7	industries which do not necessarily reinforce each
8	other through supply chain or technology transfer
9	mechanisms.
10	"(14) 'Cluster' means a group of competing, col-
11	laborating, and interdependent businesses that—
12	"(A) work in a common industry;
13	"(B) are concentrated in a geographic re-
14	gion;
15	"(C) draw on shared infrastructure and a
16	pool of skilled workers; and
17	"(D) represent the specialization and com-
18	parative advantage of the region
19	"(15) 'Science park'—
20	"(A) means a centralized or regionally dis-
21	tributed group of interrelated companies and in-
22	stitutions, including suppliers, service providers,
23	institutions of higher education, Federal or State
24	laboratories, start-up incubators, clusters, and
25	trade associations that—

1	"(i) foster knowledge flow and con-
2	tribute to regional economic growth and de-
3	velopment;
4	"(ii) cooperate and compete with each
5	other through physical connectivity or
6	networked virtual parks where technologies
7	cluster, including companies, researchers,
8	and community college workforce training
9	activities; and
10	"(iii) are located in a specific area or
11	region that promotes real estate development
12	or knowledge-based enterprises, technology
13	transfer, and partnerships between such
14	companies and institutions;
15	"(B) includes a science park, research park,
16	technology park, research and development park,
17	research and technology park, and science and
18	technology park; and
19	"(C) does not include a business or indus-
20	trial park.
21	"(16) 'Science park infrastructure' means facili-
22	ties that support the daily economic activity of a
23	science park.".

1	(c) Science Parks.—The Stevenson-Wydler Tech-
2	nology Innovation Act of 1980 (15 U.S.C. 3701 et seq.) is
3	amended by adding at the end the following:
4	"SEC. 24. SCIENCE PARKS.
5	"(a) Development of Plans for Construction of
6	Science Parks.—
7	"(1) In General.—The Secretary shall award
8	grants for the development of feasibility studies and
9	plans for the construction of new science parks or the
10	expansion, including renovation and modernization,
11	of existing science parks.
12	"(2) Limitation on amount of grants.—The
13	amount of a grant awarded under this subsection
14	may not exceed \$750,000.
15	"(3) AWARD.—
16	"(A) Competition required.—The Sec-
17	retary shall award grants under this subsection
18	pursuant to a full and open competition.
19	"(B) Geographic dispersion.—The Sec-
20	retary is encouraged to divide the grants award-
21	ed under this subsection among low-, medium-,
22	and high-population density States.
23	"(C) Advertising.—The Secretary shall
24	advertise any competition under this paragraph
25	in the Commerce Business Dailu.

1	"(D) Selection criteria.—The Secretary					
2	shall publish the criteria to be utilized in any					
3	competition under this paragraph for the selec-					
4	tion of recipients of grants under this subsection,					
5	which shall include requirements relating to—					
6	"(i) the effect the science park will					
7	have on regional economic growth and de-					
8	velopment;					
9	"(ii) the number of jobs to be created					
10	at the science park and in the surrounding					
11	regional community each year during its					
12	first 5 years;					
13	"(iii) the funding to be required to					
14	construct or expand, including renovating					
15	or modernizing, the science park during its					
16	first 5 years;					
17	"(iv) the amount and type of financing					
18	and access to capital available to the appli-					
19	cant;					
20	"(v) the types of businesses and re-					
21	search entities expected in the science park					
22	and in the surrounding regional commu-					
23	nity;					

1	"(vi) letters of intent by businesses and
2	research entities to locate in the science
3	park;
4	"(vii) the quality of life for employees
5	at the science park;
6	"(viii) the capability to attract a well
7	trained workforce to the science park;
8	"(ix) the management of the science
9	park;
10	"(x) expected financial risks in the
11	construction and operation of the science
12	park and the risk mitigation strategy;
13	"(xi) physical infrastructure available
14	to the science park, including roads, utili-
15	ties, and telecommunications;
16	"(xii) the utilization of energy efficient
17	building technology, including nationally
18	recognized green building design practices,
19	renewable energy, cogeneration, and other
20	methods that increase energy efficiency and
21	conservation;
22	"(xiii) consideration of the trans-
23	formation of military bases affected by the
24	base realignment and closure process
25	(BRAC) or the redevelopment of existing

1	buildings, structures, or brownfield sites				
2	that are abandoned, idled, or underused				
3	into single or multiple building facilities for				
4	science and technology companies and insti				
5	tutions;				
6	"(xiv) the ability to collaborate with				
7	other science parks throughout the world;				
8	and				
9	"(xv) other criteria prescribed by the				
10	Secretary.				
11	"(4) Authorization of Appropriations.—				
12	There are authorized to be appropriated \$7,500,000				
13	for each of the fiscal years 2011 through 2015 to				
14	carry out this subsection.				
15	"(b) Loan Guarantees for Science Park Infra-				
16	STRUCTURE.—				
17	"(1) In general.—Subject to paragraph (2), the				
18	Secretary may guarantee up to 80 percent of the loan				
19	amount for projects for the construction or expansion,				
20	including renovation and modernization, of science				
21	park infrastructure.				
22	"(2) Limitations on guarantee amounts.—				
23	The maximum amount of loan principal guaranteed				
24	under this subsection may not exceed—				

1	"(A) $$50,000,000$ with respect to any single					
2	project; and					
3	``(B) \$500,000,000 with respect to all					
4	projects.					
5	"(3) Selection of guarantee recipients.—					
6	The Secretary shall select recipients of loan guaran-					
7	tees under this subsection based upon the ability of					
8	the recipient to collateralize the loan amount through					
9	bonds, equity, property, and other such criteria as the					
10	Secretary shall prescribe. Entities receiving a grant					
11	under subsection (a) are not eligible for a loan guar-					
12	antee during the period of such grant.					
13	"(4) Terms and conditions for loan guar-					
14	ANTEES.—The loans guaranteed under this subsection					
15	shall be subject to such terms and conditions as the					
16	Secretary may prescribe, except that—					
17	"(A) the final maturity of such loans made					
18	or guaranteed may not exceed the lesser of—					
19	"(i) 30 years and 32 days; or					
20	"(ii) 90 percent of the useful life of any					
21	physical asset to be financed by such loan;					
22	"(B) a loan made or guaranteed under this					
23	subsection may not be subordinated to another					
24	debt contracted by the borrower or to any other					

1	claims against the borrowers in the case of de-				
2	fault;				
3	"(C) a loan may not be guaranteed under				
4	this subsection unless the Secretary determines				
5	that the lender is responsible and that adequate				
6	provision is made for servicing the loan on rea-				
7	sonable terms and protecting the financial inter-				
8	est of the United States;				
9	"(D) a loan may not be guaranteed under				
10	this subsection if—				
11	"(i) the income from such loan is ex-				
12	cluded from gross income for purposes of				
13	chapter 1 of the Internal Revenue Code of				
14	1986; or				
15	"(ii) the guarantee provides significant				
16	collateral or security, as determined by the				
17	Secretary, for other obligations the income				
18	from which is so excluded;				
19	"(E) any guarantee provided under this				
20	subsection shall be conclusive evidence that—				
21	"(i) the guarantee has been properly				
22	obtained;				
23	"(ii) the underlying loan qualified for				
24	such quarantee; and				

1	"(iii) absent fraud or material mis-
2	representation by the holder, the guarantee
3	is presumed to be valid, legal, and enforce-
4	able;
5	"(F) the Secretary shall prescribe explicit
6	standards for use in periodically assessing the
7	credit risk of new and existing direct loans or
8	$guaranteed\ loans;$
9	"(G) the Secretary may not extend credit
10	assistance unless the Secretary has determined
11	that there is a reasonable assurance of repay-
12	ment; and
13	"(H) new loan guarantees may not be com-
14	mitted except to the extent that appropriations of
15	budget authority to cover their costs are made in
16	advance, as required under section 504 of the
17	Federal Credit Reform Act of 1990 (2 U.S.C.
18	661c).
19	"(5) Payment of losses.—
20	"(A) In general.—If, as a result of a de-
21	fault by a borrower under a loan guaranteed
22	under this subsection, after the holder has made
23	such further collection efforts and instituted such
24	enforcement proceedings as the Secretary may re-

quire, the Secretary determines that the holder

25

has suffered a loss, the Secretary shall pay to such holder the percentage of such loss specified in the guarantee contract. Upon making any such payment, the Secretary shall be subrogated to all the rights of the recipient of the payment. The Secretary shall be entitled to recover from the borrower the amount of any payments made pursuant to any guarantee entered into under this section.

- "(B) Enforcement of Rights.—The Attorney General shall take such action as may be appropriate to enforce any right accruing to the United States as a result of the issuance of any guarantee under this section.
- "(C) FORBEARANCE.—Nothing in this section may be construed to preclude any forbearance for the benefit of the borrower which may be agreed upon by the parties to the guaranteed loan and approved by the Secretary, if budget authority for any resulting subsidy costs (as defined in section 502(5) of the Federal Credit Reform Act of 1990) is available.
- "(D) Management of property.—Notwithstanding any other provision of law relating to the acquisition, handling, or disposal of prop-

1	erty by the United States, the Secretary may
2	complete, recondition, reconstruct, renovate, re-
3	pair, maintain, operate, or sell any property ac-
4	quired by the Secretary pursuant to this section.
5	"(6) REVIEW.—Not later than 2 years after the
6	date of the enactment of this section, the Comptroller
7	General of the United States shall—
8	"(A) conduct a review of the subsidy esti-
9	mates for the loan guarantees under this sub-
10	section; and
11	"(B) submit to Congress a report on the re-
12	view conducted under this paragraph.
13	"(7) TERMINATION.—A loan may not be guaran-
14	teed under this subsection after September 30, 2015.
15	"(8) Authorization of Appropriations.—
16	There are authorized to be appropriated—
17	"(A) \$35,000,000 for the cost (as defined in
18	section 502(5) of the Federal Credit Reform Act
19	of 1990) of guaranteeing \$500,000,000 in loans
20	under this subsection; and
21	"(B) such sums as may be necessary for ad-
22	ministrative expenses in fiscal year 2011 and
23	the reafter.
24	"(c) National Academy of Sciences Evalua-
25	TION.—

1	"(1) In general.—Not later than 18 months
2	after the date of the enactment of this Act, the Sec-
3	retary shall enter into an agreement with the Board
4	on Science, Technology, and Economic Policy of the
5	National Academy of Sciences under which the Board
6	shall—
7	"(A) conduct an evaluation of the activities
8	under this section; and
9	"(B) review and recommend best practices
10	for the development of United States science
11	parks, including metrics for their success.
12	"(2) Report.—Under the agreement described
13	in paragraph (1), the Board shall submit a report to
14	the Secretary that—
15	"(A) includes the Board's evaluation of
16	science park development under this section; and
17	"(B) may include such recommendations as
18	the Board considers appropriate for additional
19	activities to promote and facilitate the develop-
20	ment of science parks in the United States.
21	"(d) Tri-annual Report.—Not later than March 31,
22	2014, and every third year thereafter, the Secretary shall
23	submit a report to Congress that—
24	"(1) describes the activities under this section
25	during the preceding 3 years:

1	"(2) includes any recommendations made by the
2	Board on Science, Technology, and Economic Policy
3	under subsection $(c)(2)(B)$ during such period; and
4	"(3) may include such recommendations for leg-
5	islative or administrative action as the Secretary con-
6	siders appropriate to further promote and facilitate
7	the development of science parks in the United States.
8	"(e) Rulemaking.—Not later than 1 year after the
9	date of the enactment of this section, the Secretary shall
10	promulgate regulations to carry out this section in accord-
11	ance with Office of Management and Budget Circular A-
12	129, entitled 'Policies for Federal Credit Programs and
13	Non-Tax Receivables'.".

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A BILL

To provide grants and loan guarantees for the development and construction of science parks to promote the clustering of innovation through high technology activities.

December, 17, 2010

Reported with an amendment