

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2009

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HOUSE BILL 465*
Committee Substitute Favorable 3/26/09
Committee Substitute #2 Favorable 4/8/09
Fourth Edition Engrossed 4/14/09
PROPOSED SENATE COMMITTEE SUBSTITUTE H465-PCS50791-TD-66

Short Title: Extend Economic Development Deadline. (Local)

Sponsors:

Referred to:

March 9, 2009

1 A BILL TO BE ENTITLED
2 AN ACT TO ALLOW THE CITY OF RALEIGH TO EXTEND AN ECONOMIC
3 DEVELOPMENT DEADLINE FOR THE CONSTRUCTION OF ECONOMIC
4 DEVELOPMENT PROJECTS.

5 The General Assembly of North Carolina enacts:

6 **SECTION 1.** G.S. 158-7.1(d2) reads as rewritten:

7 "(d2) In arriving at the amount of consideration that it receives, the Board may take into
8 account prospective tax revenues from improvements to be constructed on the property,
9 prospective sales tax revenues to be generated in the area, as well as any other prospective tax
10 revenues or income coming to the county or city over the next 10 years as a result of the
11 conveyance or lease provided the following conditions are met:

12 (1) The governing board of the county or city shall determine that the
13 conveyance of the property will stimulate the local economy, promote
14 business, and result in the creation of a substantial number of jobs in the
15 county or city that pay at or above the median average wage in the county or,
16 for a city, in the county where the city is located. A city that spans more than
17 one county is considered to be located in the county where the greatest
18 population of the city resides. For the purpose of this subdivision, the
19 median average wage in a county is the median average wage for all insured
20 industries in the county as computed by the Employment Security
21 Commission for the most recent period for which data is available.

22 (2) The governing board of the county or city shall contractually bind the
23 purchaser of the property to construct, within a specified period of time not
24 to exceed five years, improvements on the property that will generate the tax
25 revenue taken into account in arriving at the consideration. A city may
26 extend the five-year period for up to an additional two years after holding a
27 public hearing and finding extraordinary economic conditions prevented the
28 completion of the project within the five-year period. Upon failure to
29 construct the improvements specified in the contract, the purchaser shall
30 reconvey the property back to the county or city."

31 **SECTION 2.** This act applies to the City of Raleigh only.



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SECTION 3. This act is effective when it becomes law.