Senator Mayfield moves to amend the bill on page 248, lines 5-6, by inserting between the lines the following language to read:

"SELECTSITE READINESS PROGRAM

SECTION 11.12.(a) Funding. – There is appropriated from the General Fund to the Department of Commerce (Department) the nonrecurring sum of fifty million dollars ($50,000,000) for each year of the 2023-2025 fiscal biennium to the North Carolina Selectsite Fund established in subsection (c) of this section for purposes consistent with that subsection.

SECTION 11.12.(b) Purpose. – It is in the best economic and developmental interests of the State to support the development of sites to ensure the State’s ongoing competitiveness for major manufacturing opportunities, including, but not limited to, the aerospace, automotive, clean energy, food processing, semiconductor, and life science industries. The purpose of this section is to establish a competitive grant program serving to do the following:

(1) Identify and evaluate up to 10 sites of less than 1,000 acres for preferred development and marketing.
(2) Assist local governments or a partnership of local governments in the acquisition of a newly identified or existing site.
(3) Support local governments or a partnership of local governments to analyze, plan, install, or upgrade public infrastructure, including publicly owned water, gas, and sewer systems, transportation infrastructure, and the electrical utility lines necessary to meet the needs of prospective employers for sites.
(4) Support local governments or a partnership of local governments to fund on-site preparation, including clearing, grading, or other related expenses for sites.
(5) Support local governments or a partnership of local governments in conducting due diligence, including, but not limited to: site characteristics, preliminary engineering reports for water and wastewater provision to the site, assessments related to road and highway infrastructure to serve the site, and other assessments as needed.
(6) Facilitate coordination between the economic development entities and the North Carolina Department of Environmental Quality and the North Carolina
Department of Transportation to expedite needs related to timely site development.

SECTION 11.12.(c) Fund Established. – There is created in the Department a special fund to be known as the North Carolina Selectsite Fund for grants awarded by the Economic Development Partnership of North Carolina (EDPNC) for purposes consistent with this section. EDPNC shall be responsible for administering the program. The provisions prohibiting EDPNC from awarding of grants contained in G.S. 143B-431.01 do not apply to the Fund.

SECTION 11.12.(d) Definitions. – The definitions in Section 11.11(c) of S.L. 2022-74 apply in this section. For purposes of this section, a "selectsite" is a parcel of contiguous property consisting of less than 1,000 acres that is viable for industrial development and listed in the report pursuant to subsection (h) of this section. For purposes of this section, a "Fund" is the North Carolina Selectsite Fund.

SECTION 11.12.(e) Allocation. – EDPNC shall allocate monies in the Fund on the following basis:

(1) Funds transferred from the North Carolina Megasite Fund shall be allocated for an analysis of sites that are less than 1,000 acres that are of sufficient size to successfully attract advanced manufacturing projects of more than 1,000 employees.

(2) Funds appropriated to the Fund for local government grants shall be allocated for the purposes outlined in subdivisions (b)(2), (b)(3), (b)(4), and (b)(5) of this section for selectsites determined pursuant to subdivision (1) of this subsection. EDPNC shall prioritize local government grants that have the greatest potential to reduce the time for site readiness and reduce the risk of unforeseen conditions that could affect the site viability for advanced manufacturing projects. EDPNC shall base the grant amount on total development needs for the selectsite, prior investment in the selectsite by one or more local governments, the ability of one or more local governments to invest in the selectsite, and the ability and level of participation promised by the local government in exchange for a grant from the Fund. Monies may only be granted for, and used to acquire, a selectsite for which (i) one or more local governments have a binding option or offer to purchase and (ii) all basic due diligence has been completed, including, but not limited to, boundary surveys, title searches, State Historic Preservation Office reviews, and wetlands delineation.

SECTION 11.12.(f) Matching Funds. – If a grant is awarded that includes site acquisition assistance, the local governments to which a grant is awarded shall provide the remainder of the cost of purchasing the selectsite not provided by the grant.

SECTION 11.12.(g) Agreements Required. – Monies may be disbursed from the Fund only in accordance with agreements entered into between EDPNC and a local government or a government partnership. The agreement must include all of the performance criteria, remedies, and other safeguards required to secure the assistance provided to ready the selectsite for a major employer and must require EDPNC to recapture a proportionate amount of assistance.
provided under this section for failure by a local government or government partnership to meet
and maintain the selectsite for availability for the purposes for which the assistance was provided.

SECTION 11.12.(h) Reporting. – EDPNC shall file an annual report to the
Department on or before April 1 of each year. The annual report prepared will document total
amount of grants awarded, matching funds required, activities to ready selectsites and associated
costs, any major employers locating at an improved or acquired selectsite, and the unallocated
amount for grants remaining in the Fund. The Department shall prepare and file on or before
May 1 of each year with the Senate Appropriations Committee on Agriculture, Natural, and
Economic Resources; the House of Representatives Appropriations Committee on Agriculture
and Natural and Economic Resources; the Joint Legislative Economic Development and Global
Engagement Oversight Committee; the Office of State Budget and Management; and the Fiscal
Research Division a consolidated report for the preceding fiscal year concerning the information
required by this section.

SECTION 11.12.(i) Program Guidelines. – EDPNC shall develop guidelines related
to the administration of this program. At least 20 days before the effective date of any guidelines
or nontechnical amendments to the guidelines, EDPNC shall publish the proposed guidelines on
its website and provide notice to persons who have requested notice of proposed guidelines. In
addition, EDPNC must accept oral and written comments on the proposed guidelines and shall
in its discretion consider such comments before finalizing the guidelines, during the 15 business
days beginning on the first day that EDPNC has completed these notifications. Guidelines
adopted under this section shall not be subject to the requirements of Article 2A of Chapter 150B
of the General Statutes.”;

And by adjusting the appropriate totals accordingly.

SIGNED __________________________________________________________
Amendment Sponsor

SIGNED __________________________________________________________
Committee Chair if Senate Committee Amendment

ADOPTED ___________  FAILED ________________  TABLED ___________