

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1993

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HOUSE BILL 686
Committee Substitute Favorable 4/21/93

Short Title: Local Economic Development.

(Local)

Sponsors:

Referred to:

March 31, 1993

A BILL TO BE ENTITLED

1
2 AN ACT TO AUTHORIZE HENDERSON AND TRANSYLVANIA COUNTIES
3 AND THE CITY OF BREVARD TO TAKE INTO CONSIDERATION
4 PROSPECTIVE REVENUES GENERATED BY A DEVELOPMENT IN
5 ARRIVING AT THE AMOUNT OF CONSIDERATION FOR AN ECONOMIC
6 DEVELOPMENT CONVEYANCE AND TO EXTEND WATER AND SEWER
7 LINES TO INDUSTRIAL PROPERTIES FOR ECONOMIC DEVELOPMENT
8 PURPOSES.

9 The General Assembly of North Carolina enacts:

10 Section 1. G.S. 158-7.1(b) is amended by adding a new subdivision to read:

11 "(6) A county or city may extend, or may provide for or assist in the
12 extension of, water and sewer lines to industrial properties and
13 facilities, whether the industrial property or facility is publicly or
14 privately owned."

15 Sec. 2. G.S. 158-7.1(d1) reads as rewritten:

16 "(d1) In arriving at the amount of consideration that it receives, the Board may take
17 into account prospective tax revenues from improvements to be constructed on the
18 property, prospective sales tax revenues to be generated in the area, as well as any other
19 prospective tax revenues or income coming to the county or city over the next 10 years
20 as a result of the conveyance or lease provided the following conditions are met:

1 (1) The governing board of the county or city shall determine that the
2 conveyance of the property will stimulate the local economy, promote
3 business, and result in the creation of a substantial number of jobs in
4 the county or city.

5 (2) The governing board of the county or city shall contractually bind the
6 purchaser of the property to construct improvements on the property
7 within a specified period of time, not to exceed 10 years, which
8 improvements are sufficient to generate the tax revenue taken into
9 account in arriving at the consideration. Upon failure to construct the
10 improvements specified in the contract, the purchaser shall reconvey
11 the property back to the county or city.

12 This subsection applies to the Cities of Brevard, Concord, Conover, Kannapolis,
13 Mooresville, Mount Airy, St. Pauls, Selma, Smithfield, Statesville, Troutman, and
14 Winston-Salem, and the Counties of Ashe, Cabarrus, Forsyth, Franklin, Henderson,
15 Iredell, ~~and Johnston~~ Johnston, and Transylvania."

16 Sec. 3. This act applies to the City of Brevard and to Henderson and
17 Transylvania Counties only. This act is effective upon ratification.