

MULTI-JURISDICTIONAL INDUSTRIAL PARKS

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MULTI-JURISDICTIONAL INDUSTRIAL PARKS

WHY?

- ▶ Sharing resources/funding for development
- ▶ Sharing infrastructure support
- ▶ Better incentive treatment
- ▶ Better to have one major product rather than two smaller ones

MULTI-JURISDICTIONAL INDUSTRIAL PARKS STATUTORY AUTHORITY – IN GENERAL

- ▶ G.S. §158-7.1 (Local Development Act): Authorizes a local government to acquire land for and develop a business park
- ▶ G.S. §153A-149(c)(16a): County may levy taxes for “to provide for industrial development as authorized by G.S. 158-7.1
- ▶ G.S. §153A – 449: county may contract with and “appropriate money to any person, association, or corporation to carry out a public purpose...”
- ▶ G.S. §160A-460 (Local Cooperation Act): Two or more local governments may enter into contracts to jointly undertake a project
- ▶ G.S. § 153A-13: A county may enter into continuing contracts that will bind future governing boards

MULTI-JURISDICTIONAL INDUSTRIAL PARKS SPECIAL STATUTORY AUTHORITY

- ▶ G.S. §160A-466: Authorization to share funds between local governments for up to 99 years
- ▶ G.S. §158-7.4: Specific authority for multi-jurisdictional industrial parks
- ▶ G.S. §105-129.3(d) REPEALED: Application of best incentive tier ranking to locations in either county

MULTI-JURISDICTIONAL INDUSTRIAL PARKS MOST FREQUENT STRUCTURE

- ▶ Two or more local governments enter into agreement with a nonprofit corporation
- ▶ Each local government has representation on the nonprofit's board of directors
- ▶ Nonprofit corporation acquires land, develops sites and manages the project

MULTI-JURISDICTIONAL INDUSTRIAL PARKS EXAMPLES

- ▶ Brunswick and Columbus Counties
- ▶ Huntersville, Cornelius and Davidson
- ▶ Triangle North (Granville, Vance, Warren and Franklin Counties)
- ▶ Clay County, NC and Towne County, GA



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