

Senate Bill 413

By: Senators Mullis of the 53rd, Beach of the 21st, Gooch of the 51st and Ginn of the 47th

A BILL TO BE ENTITLED  
AN ACT

1 To amend Chapter 7 of Title 50 of the Official Code of Georgia Annotated, relating to the  
2 Department of Economic Development, so as to provide that the Department of Economic  
3 Development shall establish a state-wide site development initiative to create a portfolio of  
4 properties in the state which are ready for industrial development; to provide for criteria,  
5 evaluations, and review; to provide for funding; to provide for related matters; to repeal  
6 conflicting laws; and for other purposes.

7 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

8 **SECTION 1.**

9 Chapter 7 of Title 50 of the Official Code of Georgia Annotated, relating to the Department  
10 of Economic Development, is amended by adding a new article to read as follows:

11 "ARTICLE 9

12 50-7-100.

13 The Department of Economic Development shall establish a state-wide site development  
14 initiative for Georgia with the goal of screening and prequalifying sites in accordance with  
15 criteria established by the department to create a portfolio of marketable,  
16 construction-ready sites in Georgia for industrial development.

17 50-7-101.

18 The Department of Economic Development is authorized to enter into contracts with  
19 private companies to administer and manage the state-wide site development initiative on  
20 behalf of the department.

21 50-7-102.

22 (a) The state-wide site development initiative shall provide for the submission to the  
23 Department of Economic Development by municipalities, counties, project managers of  
24 the department, state-wide economic development partners, private landowners, and other  
25 entities of properties to be considered for inclusion in the state-wide site development  
26 initiative work plan.

27 (b) The department shall promulgate physical criteria standards for review and evaluation  
28 of each site submitted for possible inclusion in the initiative.

29 (c) Each site that meets the minimum physical criteria specified by the department shall  
30 be inspected and, if approved, shall be placed on the state-wide site development initiative  
31 work plan. The entity proposing the site shall obtain a minimum option to purchase or  
32 lease commitment of at least two years at a fixed price per acre in order for the site to be  
33 included in the work plan.

34 (d) Once the site is listed on the initiative work plan, the local site administrator, approved  
35 and with oversight by the Department of Economic Development, shall solicit proposals  
36 for engineering and due diligence studies of the site. Such proposals shall be reviewed by  
37 the department for consistency relating to the scope of work and cost. Once approved by  
38 the department, the local site administrator shall be given the authority to proceed with the  
39 engineering and due diligence studies of the site. When such studies are complete, the  
40 department shall review the studies for any potential issues in developing such site.

41 (e) If the department determines that, after a review of the engineering and due diligence  
42 studies, a site has no potential issues with regard to industrial development, the department  
43 shall create fliers and promotional materials for the site and actively market the site to  
44 potential industrial developers for the site.

45 (f) The costs of the state-wide site development initiative shall be divided between the  
46 state and local sources. The state shall fund at least 50 percent of the cost of the program,  
47 not to exceed 75 percent, from funds appropriated by the General Assembly for use  
48 purposes, and the department shall require local sources, such as municipalities, counties,  
49 local development authorities, local or state-wide utilities, private property owners, and  
50 similar entities, to provide the remaining funds.

51 (g) In order to limit costs, the department may limit the number of sites that are accepted  
52 for review each month.

53 (h) The department is authorized to promulgate such rules and regulations as necessary to  
54 implement this article."

55 **SECTION 2.**

56 All laws and parts of laws in conflict with this Act are repealed.