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3 To amend the Internal Revenue Code of 1986 to expand the new markets tax credit, and for other  
4 purposes.

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6 Mr. Cassidy introduced the following bill; which was read twice and referred to the Committee  
7 on \_\_\_\_\_

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9 Be it enacted by the Senate and House of Representatives of the United States of America in  
10 Congress assembled,

## 11 SECTION 1. SHORT TITLE.

12 This Act may be cited as the “Norma Ruth Criswell Carpenter & Clovis C. Criswell Grant  
13 Parish Restoration Act of 2026”.

## 14 SEC. 2. MODIFICATION OF RULES FOR HIGH 15 MIGRATION RURAL COUNTIES UNDER NEW MARKETS 16 TAX CREDIT.

17 (a) In General.—Section 45D(e)(5)(B) of the Internal Revenue Code of 1986 is amended by  
18 inserting ,“determined without regard to individuals included in the institutionalized group  
19 quarters population (as defined by the Bureau of the Census in such census)” before the period at  
20 the end.

21 (b) Effective Date.—The amendment made by this section shall apply to investments made  
22 after the date of the enactment of this Act.

## 23 SEC. 3. SPECIAL RULES FOR COUNTIES IN WHICH THE 24 FEDERAL GOVERNMENT OWNS A LARGE PORTION OF 25 LAND..

26 (a) Treatment as Low-income Communities Under the New Market Tax Credit.—

27 (1) IN GENERAL.—Section 45D(e) of the Internal Revenue Code of 1986 is amended by  
28 adding at the end the following new paragraph:

29 “(6) SPECIAL RULE FOR INVESTMENTS MADE BETWEEN 2026 AND 2030.—

30 “(A) IN GENERAL.—In the case of any population census tract located in a county in  
31 which not less than 30 percent of the land is owned by the Federal Government on  
32 December 31, 2025, paragraph (1)(A) shall be applied by substituting ‘15 percent’ for  
33 ‘20 percent’.

34 “(B) TREATMENT OF MILITARY INSTALLATIONS.—For purposes of this paragraph,  
35 land used as a military installation shall not be treated as land owned by the Federal  
36 Government.

37 “(C) TREATMENT FEDERAL LANDS HELD IN TRUST FOR TRIBES.—For purposes of this

1 paragraph, land owned by the Federal Government and held in trust for Native  
2 Americans shall not be treated as land owned by the Federal Government.”.

3 (2) LIMITATION ON ALLOCATION OF NATIONAL LIMITATION.—Section 45D(f) of such Code  
4 is amended by adding at the end the following new paragraph:

5 “(4) SPECIAL RULE.—The aggregate amount of the national limitation for calendar years  
6 2026 through 2030 that may be allocated under paragraph (2) to entities which are  
7 community development entities solely by reason of the application of subsection (e)(6)  
8 shall not exceed \$500,000,000.”.

9 (3) EFFECTIVE DATE.—The amendments made by this section shall apply to investments  
10 made after December 31, 2025.

11 (b) Energy Communities.—

12 (1) IN GENERAL.—Section 45(b)(11)(B) of the Internal Revenue Code of 1986 is  
13 amended by striking “or” at the end of clause (iii), by striking the period at the end of clause  
14 (iv) and inserting “, or”, and by adding at the end the following new clause:

15 “(v) a population census tract which—

16 “(I) is located in a county in which not less than 30 percent of the land is  
17 owned by the Federal Government (determined under the rules of section  
18 45D(e)(6)) on December 31, 2025, and

19 “(II) is a low-income community (as defined in section 45D(e)(1),  
20 determined by substituting ‘15 percent’ for ‘20 percent’ in subparagraph (A)  
21 thereof).”.

22 (2) EFFECTIVE DATE.—The amendment made by this section shall apply to facilities  
23 placed in service after the date of the enactment of this Act.

24 (c) Opportunity Zones.—Section 1400Z–1(c)(1) of the Internal Revenue Code of 1986 is  
25 amended by striking “or” at the end of subparagraph (A), by striking the period at the end of  
26 subparagraph (B) and inserting “, or”, and by adding at the end the following new subparagraph:

27 “(C) such population census tract—

28 “(i) is located in a county in which not less than 30 percent of the land is owned  
29 by the Federal Government (determined under the rules of section 45D(e)(6)) on  
30 December 31, 2025, and

31 “(ii) is a low-income community (as defined in section 45D(e)(1), determined  
32 by substituting ‘15 percent’ for ‘20 percent’ in subparagraph (A) thereof).”.

33 **SEC. 4. CONVEYANCE OF FEDERAL CORRECTIONAL**  
34 **COMPLEX-POLLOCK AND CERTAIN NATIONAL**  
35 **FOREST SYSTEM LAND TO GRANT PARISH,**  
36 **LOUISIANA.**

37 (a) Federal Correctional Complex-Pollock Conveyance.—

38 (1) DEFINITIONS.—In this subsection:

1 (A) ADMINISTRATOR.—The term “Administrator” means the Administrator of  
2 General Services, acting through the Director of the Bureau of Prisons.

3 (B) PARISH.—The term “Parish” means Grant Parish, Louisiana.

4 (C) PROPERTY.—The term “property” means the Federal property described in  
5 paragraph (3) to be conveyed under paragraph (2).

6 (D) SECRETARY.—The term “Secretary” means the Secretary of Agriculture.

7 (2) CONVEYANCE REQUIRED.—Not later than 180 days after the date of enactment of this  
8 Act, [SLC Note: You had language here adding “or the date each of the entities have  
9 irrevocably assented to the covenant described in subparagraph (D)”, but I’m not sure what  
10 entities or covenant you are trying to cite to. The Parish, private investor, and the  
11 Administrator? Additionally, the only covenant in the draft is in paragraph (8)(B), which  
12 relates to the property tax assessment of the property. Please clarify.] and after completion  
13 of the survey required under this subsection, the Administrator shall convey by quitclaim  
14 deed to a [private investor [SLC Note: Did you want to prescribe any restrictions on who  
15 the private investor can be? Or leave this as broad as possible?]] all right, title, and interest  
16 of the United States in and to the property for the consideration described in paragraph (7).

17 (3) PROPERTY DESCRIBED.—The property referred to in this subsection is the campus of  
18 the Federal Correctional Complex–Pollock, including all real estate, structures, fixtures,  
19 easements, and appurtenant rights thereto, comprising approximately 464.08 acres located  
20 in sec. 26 of T. 6 N., R. 1 W., Grant Parish, Louisiana, and administered by the Bureau of  
21 Prisons.

22 (4) LEASEBACK.—

23 (A) IN GENERAL.—[As a condition of the conveyance under paragraph (2), the  
24 conveyance shall require the private investor to enter into a 99-year triple-net  
25 leaseback with the Administrator (referred to in this paragraph as the “leaseback”)] that  
26 provides for the operation, redevelopment, or reuse of non-security portions of the  
27 property, with lease payments adjusted annually based on changes in the Consumer  
28 Price Index of the Bureau of Labor Statistics.

29 (B) ELECTRICITY.—

30 (i) IN GENERAL.—The leaseback shall provide authority for the Administrator  
31 to purchase electricity from—

32 (I) the Grant Parish School Board; or

33 (II) a nonprofit [organization]—

34 [(aa) described in section 501(c)(3) of the Internal Revenue Code of  
35 1986 and exempt from taxation under 501(a) of that Code;]

36 (bb) the Board of Directors of which exclusively share the same  
37 elected members as the Grant Parish School Board;

38 (cc) that annually publishes audited financial statements on the same  
39 date as the Grant Parish School Board covering the same period of time  
40 as the annual audited financial statements of the Grant Parish School

1 Board; and

2 (dd) that may be chartered by an Act of Congress.

3 (ii) PURCHASE RATE.—The electricity purchased by the Administrator under  
4 clause (i) shall be—

5 (I) purchased at the greater of—

6 (aa) the highest rate of electrical charges and fees per kilowatt-hour  
7 exhibited in the [5-year period preceding the date of execution of the  
8 leaseback] charged to the Bureau of Prisons for the property; and

9 (bb) the highest rate of electrical charges and fees per kilowatt-hour  
10 exhibited in that period in the Parish; and

11 (II) adjusted upwards for the highest rate of electrical power on the  
12 Midcontinent Independent System Operator Market applicable to the State of  
13 Louisiana on a quarterly basis.

14 (C) CONTINUED OPERATION.—

15 (i) IN GENERAL.—The Bureau of Prisons shall continue operation of the  
16 property until the date on which the leaseback expires, subject to the condition  
17 that the Bureau of Prisons may continue operation of the property if a new lease  
18 on the property is agreed to after the expiration of the leaseback.

19 (ii) SOLE RESPONSIBILITY.—The Bureau of Prisons shall be solely responsible  
20 for the operation of the [premises / property] during the period of the leaseback,  
21 with the human staffing levels never being less than they were on December 31,  
22 2024, and with the human-related gross payroll of the property never being less  
23 than the amount exhibited during 2024, which shall be annually adjusted upwards  
24 for changes in the Consumer Price Index of the Bureau of Labor Statistics.

25 (5) USE OF REVENUES.—

26 (A) IN GENERAL.—The Grant Parish School Board, or the nonprofit organization  
27 described in paragraph (4)(B)(i)(II), shall allocate all net revenues derived from any  
28 lease, sublease, resale, or redevelopment of the property in accordance with the  
29 following:

30 (i) 50 percent shall be allocated to the Grant Parish School Board to support the  
31 childhood education of children with special needs, services for children with  
32 disabilities, a Head Start program authorized under the Head Start Act (42 U.S.C.  
33 9831 et seq.), and for the expenses of a childcare program which shall not  
34 discriminate against children with special needs or disabilities, subject to the  
35 condition that the child is also enrolled in a school of the Grant Parish School  
36 Board or is a child residing with residents domiciled in the Parish that is too  
37 young to be enrolled as a student of the Grant Parish School Board.

38 (ii) 22.5 percent shall be allocated to an Academic Achievement Fund  
39 administered by the Grant Parish School Board or the nonprofit organization  
40 described in paragraph (4)(B)(i)(II) to provide payments to eligible students for  
41 positive performance with respect to school discipline, attendance, academic

1 performance, and financial literacy, which payments shall be weighted to children  
2 exhibiting the highest levels of poverty and—

3 (I) shall be deposited into a qualified tuition program (as defined in section  
4 529 of the Internal Revenue Code of 1986), a Coverdell education savings  
5 account (as defined in section 530 of such Code), or a Roth IRA (as defined  
6 in section 408A of such Code) established for the benefit of such eligible  
7 students;

8 (II) shall be excluded from gross income for purposes of the Internal  
9 Revenue Code of 1986 to the extent attributable to the revenues deposited  
10 under this clause; and

11 (III) shall not be counted as income for purposes of the supplemental  
12 nutrition assistance program established under the Food and Nutrition Act of  
13 2008 (7 U.S.C. 2011 et seq.), the Medicaid program under title XIX of the  
14 Social Security Act (42 U.S.C. 1396 et seq.), or any other means-tested  
15 program, to the extent attributable to the revenues deposited under this  
16 clause.

17 (iii) 22.5 percent shall be allocated to a sinking fund dedicated to future  
18 replacement of any renewable energy infrastructure constructed on the property  
19 and operated by the Grant Parish School Board or the nonprofit organization  
20 described in paragraph (4)(B)(i)(II), which may be used to capitalize a fund  
21 whose purpose is the same as that described in clause (ii), and whose earnings in  
22 excess of the annual change in the Consumer Price Index published by the Bureau  
23 of Labor Statistics, subject to the condition that the Grant Parish School Board is  
24 able to acquire electricity on better economical terms from the [geothermal power  
25 resources described in this Act [SLC Note: What geothermal power resources is  
26 this intending to reference? I'm not seeing any in this section.]].

27 (iv) 5 percent shall be allocated to the Kisatchie-Delta Regional Planning and  
28 Development District, Inc. to support technical assistance for Parish grant  
29 applications and economic development activities.

30 (B) REQUIREMENT.—[Any for-profit or nonprofit organization, including the  
31 nonprofit organization described in paragraph (4)(B)(i)(II), that receives funds from  
32 the Grant Parish School Board under subparagraph (A)(i) shall / Any for-profit or  
33 nonprofit organization that receives funds from the Grant Parish School Board under  
34 subparagraph (A)(i), which may include the nonprofit organization described in  
35 paragraph (4)(B)(i)(II), shall]—

36 (i) immediately [divulge / submit] the ownership of the entity to the Grant  
37 Parish Police Jury (or a successor, as established by Louisiana Home Rule  
38 Charter) for inclusion on the website of the Grant Parish Police Jury (or a  
39 successor) as of the date the entity has received [the information [SLC Note:  
40 What information is this referring to? The ownership interest?]] by certified mail  
41 or certified email; and

42 (ii) continue to annually [divulge / submit] to the Grant Parish Police Jury (or a  
43 successor) the ownership interest of the entity until such time as the entity no

1 longer receives funds under subparagraph (A)(i).

2 (6) SURVEY.—

3 (A) IN GENERAL.—As soon as practicable after the date of enactment of this Act, and  
4 subject to approval by the Administrator, the Secretary shall commission a professional  
5 survey establishing the exact acreage, boundaries, servitudes, and legal description of  
6 the property for purposes of the conveyance under paragraph (2).

7 (B) FUNDING.—The Secretary shall commission and carry out the survey under  
8 subparagraph (A) with existing amounts made available to the Secretary.

9 (7) CONSIDERATION.—As consideration for the conveyance of the property under  
10 paragraph (2), the private investor shall remit to the Administrator a payment in an amount  
11 that is not less than \$750,000,000.

12 (8) PROPERTY TAX ASSESSMENT.—

13 (A) ASSESSMENT.—The Grant Parish Assessor shall assess the property at 25  
14 percent of the consideration described in paragraph (7), which shall be adjusted  
15 annually upward, but never downward, using the greatest of the sales, construction,  
16 and cost approaches.

17 (B) COVENANT.—The requirement under subparagraph (A)—

18 (i) shall constitute a permanent covenant running with the property; and

19 (ii) may only be waived by a referendum conducted in the Parish in which not  
20 less than 40 percent of eligible Parish voters participate and a majority of those  
21 voters approve the waiver.

22 (C) COLLECTION.—

23 (i) IN GENERAL.—The Grant Parish Sheriff shall collect all property taxes  
24 attributable to the property, prorated as if the conveyance under paragraph (2)  
25 occurred on January 1, 2025, regardless of the actual date of that conveyance.

26 (ii) ADMINISTRATOR.—The Administrator shall pay the invoices for property  
27 taxes, the property tax payments in lieu of taxes, if applicable, the sales tax  
28 payments in lieu of taxes, all utilities, and vendors appertaining to the property  
29 not later than 30 days after the date on which the Administrator receives an  
30 invoice for such taxes, utilities, or vendors.

31 (iii) ARREARS.—Any [property tax] invoices relating to the property that are in  
32 arrears shall be paid on the date of enactment of this Act.

33 (9) ADDITIONAL TERMS.—As part of the conveyance under paragraph (2), the  
34 Administrator may impose such additional terms and conditions as the Administrator  
35 considers necessary to protect the interests of the United States.

36 (10) SUBSEQUENT CONVEYANCE TO NONPROFIT ORGANIZATION.—If the property is  
37 subsequently conveyed by the private investor to an organization described in section  
38 501(c)(3) of the Internal Revenue Code of 1986 and exempt from taxation under 501(a) of  
39 that Code, the Administrator shall enter into an arrangement with the Parish under which  
40 the Administrator shall provide to the Parish, for any period during which the organization

1 owns the property, payments in lieu of taxes to mitigate the adverse fiscal impacts of the  
2 subsequent conveyance on the Parish, in an amount determined by treating the property as if  
3 the property had remained with a for-profit entity to be assessed for property taxes, as  
4 described in paragraph (8).

5 (11) PROHIBITION ON FOREIGN OWNERSHIP.—

6 (A) DEFINITIONS.—In this paragraph, the terms “beneficial owner”, “foreign entity”,  
7 and “foreign person” have the meanings given those terms in section 2 of the Secure  
8 Federal LEASEs Act (40 U.S.C. 585 note; Public Law 116–276).

9 (B) PROHIBITION.—The property may not be sold or leased to any foreign person,  
10 foreign entity, or any entity of which a foreign person or foreign entity is a beneficial  
11 owner.

12 (b) Kisatchie National Forest Conveyance.—

13 (1) IN GENERAL.—As soon as practicable after the date of enactment of this Act, the  
14 Secretary of Agriculture (referred to in this subsection as the “Secretary”) shall convey,  
15 subject to valid existing rights, by quitclaim deed, to the Grant Parish School Board and the  
16 Grant Parish Police Jury, all right, title, and interest of the United States in and to all land  
17 administered by the Forest Service within the boundaries of Grant Parish, Louisiana, that is  
18 part of Kisatchie National Forest, except that portion of Kisatchie National Forest that is  
19 North of Airbase Road, South of Louisiana Highway 8, West of United States Highway  
20 165, and East of United States Highway 167.

21 (2) USE.—The Grant Parish School Board and Grant Parish Police Jury shall use the land  
22 conveyed under paragraph (1) for public purposes, including forestry, conservation,  
23 recreation, community development, economic development, or energy generation.

24 (3) EASEMENTS AND RESERVATIONS.—As a condition of the conveyance under paragraph  
25 (1), the Secretary shall reserve—

26 (A) an easement for all existing Forest Service roads, trails, utilities, and rights-of-  
27 way;

28 (B) an easement necessary for wildfire management and emergency access; and

29 (C) all rights necessary to honor existing grazing permits, timber contracts, and  
30 special use authorizations in effect on the date of enactment of this Act.

31 (4) FOREST MANAGEMENT AND PUBLIC ACCESS PLAN.—[As a condition of the conveyance  
32 under paragraph (1)?], the Grant Parish School Board and Grant Parish Police Jury shall  
33 adopt and maintain a forest management and public access plan consistent with the uses  
34 described in paragraph (2), subject to valid existing rights and reserved easements described  
35 in paragraph (3).