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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 2025”.

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. EXPANSION FOR LOW-INCOME COMMUNITY 24 ELIGIBILITY.

25 (a) In General.—Section 45D(e) of the Internal Revenue Code of 1986 is amended by adding
26 at the end the following new paragraph:

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

28 “(A) IN GENERAL.—For calendar years beginning after December 31, 2025, and
29 before January 1, 2031, in the case of any population census tract for which not less
30 than 30 percent of the land is owned by the Federal Government, paragraph (1)(A)
31 shall be applied by substituting ‘15 percent’ for ‘20 percent’.

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

35 (b) Limitation on Allocation of National Limitation.—Section 45D(f) of such Code is
36 amended by adding at the end the following new paragraph:

37 “(4) SPECIAL RULE.—The aggregate amount of the national limitation for calendar years
38 2026 through 2030 that may be allocated under paragraph (2) to entities which are

1 community development entities solely by reason of the application of subsection (e)(6)
2 shall not exceed \$500,000,000.”.

3 (c) Effective Date.—The amendments made by this section shall apply to investments made
4 after December 31, 2025.

5 **SEC. 4. CONVEYANCE OF FEDERAL CORRECTIONAL**
6 **COMPLEX-POLLOCK AND CERTAIN NATIONAL**
7 **FOREST SYSTEM LAND TO GRANT PARISH,**
8 **LOUISIANA.**

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

10 (1) DEFINITIONS.—In this subsection:

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

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

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

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

17 (2) CONVEYANCES REQUIRED.—Not later than 360 days after the date of enactment of this
18 Act, and after completion of the survey [and appraisal [SLC Note: Please see note below.]]
19 required under this subsection, the Administrator shall convey by quitclaim deed to the
20 Parish all right, title, and interest of the United States in and to the property for the
21 consideration described in paragraph (6).

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

27 (4) GROUND LEASE.—

28 (A) IN GENERAL.—The conveyance under paragraph (2) shall include authority for
29 the Parish to enter into a 50-year ground lease with a private investor for operation,
30 redevelopment, or reuse of non-security portions of the property, with lease payments
31 adjusted annually based on changes in the Consumer Price Index of the Bureau of
32 Labor Statistics.

33 (B) ELECTRICITY.— Any lessee operating any non-security portion of the property
34 pursuant to a ground lease described in subparagraph (A) shall purchase electricity at a
35 rate not less than the greater of—

36 (i) the highest rate per kilowatt-hour charged to any customer class in the
37 Parish during the 5-year period preceding the date on which the ground lease is
38 executed; and

1 (ii) the highest wholesale rate applicable in the State of Louisiana during that 5-
2 year period on the Midcontinent Independent System Operator market, which
3 shall be adjusted upward, but never downward, on a quarterly basis.

4 (C) CONTINUED OPERATION.—The Bureau of Prisons shall continue operation of the
5 property until the date on which the Parish fully executes a ground lease under
6 subparagraph (A).

7 (5) SURVEY.—

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

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

14 (6) CONSIDERATION.—As consideration for the conveyance of the property under
15 paragraph (2), the Parish shall remit to the Administrator a payment in an amount that is not
16 less than \$1.

17 (7) USE OF REVENUE.—

18 (A) IN GENERAL.—The Parish shall allocate all net revenues derived from any lease,
19 sublease, resale, or redevelopment of the property in accordance with the following:

20 (i) 50 percent shall be allocated to the Grant Parish School Board to support
21 childcare and early-childhood programs.

22 (ii) 22.5 percent shall be allocated to a Parish-administered Academic
23 Achievement Incentive Fund, providing payments to eligible students for positive
24 performance with respect to school discipline, attendance, academic performance,
25 and financial literacy, which payments—

26 [(I) shall be excluded from income for purposes of section 61(a) of the
27 Internal Revenue Code of 1986;]

28 (II) shall not be counted as income for purposes of the supplemental
29 nutrition assistance program established under the Food and Nutrition Act of
30 2008 (7 U.S.C. 2011 et seq.), the Medicaid program under title XIX of the
31 Social Security Act (42 U.S.C. 1396 et seq.), or any other means-tested
32 program; and

33 [(III) shall be deposited into a Roth IRA (as defined in section 408A(b) of
34 the Internal Revenue Code of 1986) established in the name of the student.]

35 (iii) Subject to subparagraph (B), 22.5 percent shall be allocated to a sinking
36 fund dedicated to future replacement of any Parish-operated renewable-energy
37 infrastructure constructed on the property.

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

1 (B) RENEWABLE ENERGY INFRASTRUCTURE.—After the date on which full funding is
2 achieved to replace any Parish-operated renewable energy infrastructure pursuant to an
3 allocation under clause (iii) of subparagraph (A), the allocation described in that clause
4 shall be used for the purposes described in clause (ii) of that subparagraph.

5 (8) PROPERTY TAX ASSESSMENT.—

6 (A) ASSESSMENT.—[The Grant Parish Assessor shall assess the property at 25
7 percent of the fair market value determined under subsection (f)(2), [SLC Note: The
8 fair market value and appraisal language from the previous draft was struck, so what
9 would you like to include here?]] which shall be adjusted annually upward, but never
10 downward, using the greatest of the sales, construction, and cost approaches.

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

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

13 (ii) may only be waived by a referendum conducted in the Parish in which not
14 less than 60 percent of eligible Parish voters participate and a majority of those
15 voters approve the waiver.

16 (C) COLLECTION.—The Grant Parish Sheriff shall collect all property taxes
17 attributable to the property, prorated as if the conveyance under paragraph (2) occurred
18 on January 1, 2026, regardless of the actual date of that conveyance.

19 (9) PRE-CONVEYANCE ENTRY.—The Secretary may authorize the Grant Parish Police Jury
20 and the Grant Parish School Board to enter the property, at no cost, for pre-construction,
21 construction, timber, or related preparatory activities.

22 (10) ADDITIONAL TERMS.—As part of the conveyance under paragraph (2), the
23 Administrator may impose such additional terms and conditions as the Administrator
24 considers necessary to protect the interests of the United States.

25 (11) DISPOSITION OF PROCEEDS.—Subject to appropriations Acts, all net Federal proceeds
26 from the conveyance of the property under paragraph (2) shall be available to the Archivist
27 of the United States for purposes authorized under the annual appropriations heading
28 “National Archives and Records Administration—Repairs and Restorations”.

29 (12) PROHIBITION ON FOREIGN OWNERSHIP.—

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

33 (B) PROHIBITION.—The property may not be sold [or leased?] to any foreign person,
34 foreign entity, [or any entity of which a foreign person or foreign entity is a beneficial
35 owner].

36 (b) Kisatchie National Forest Conveyance.—

37 (1) IN GENERAL.—As soon as practicable after the date of enactment of this Act, the
38 Secretary of Agriculture (referred to in this subsection as the “Secretary”) shall convey,
39 subject to valid existing rights, by quitclaim deed, to Grant Parish, Louisiana (referred to in
40 this subsection as the “Parish”), all right, title, and interest of the United States in and to all

1 land administered by the Forest Service within the boundaries of the Parish that is part of
2 the Kisatchie National Forest.

3 (2) USE.—The Parish shall use the land conveyed under paragraph (1) for public
4 purposes, including forestry, conservation, recreation, economic development, or energy
5 generation.

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

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

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

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