

STATE OF LOUISIANA
CITY OF WEST MONROE

ORDINANCE NO. _____

MOTION BY: _____

SECONDED BY: _____

AN ORDINANCE CREATING THE WEST MONROE
RIVERFRONT ECONOMIC DEVELOPMENT DISTRICT, STATE
OF LOUISIANA, IN ACCORDANCE WITH AND AS
AUTHORIZED BY PART II OF CHAPTER 27 OF TITLE 33 OF
THE LOUISIANA REVISED STATUTES OF 1950, AS
AMENDED; DEFINING THE BOUNDARIES THEREOF; AND
PROVIDING FOR OTHER MATTERS IN CONNECTION
THEREWITH.

WHEREAS, the City of West Monroe, State of Louisiana (the "City"), may use special taxes and local and state sales tax and ad valorem tax increments pursuant to and in accordance with Part II of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 33:9038.42, inclusive) (the "Act"), to provide funds needed to finance economic development projects; and

WHEREAS, in order to accomplish the funding of projects in accordance with the requirements of the Act, the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana (the "Governing Authority"), proposes to create an economic development district within the City to be known as "West Monroe Riverfront Economic Development District, State of Louisiana" (the "District"), in which certain taxes are to be levied and from which certain local and state sales and use tax and ad valorem tax increments may be used to fund projects;

NOW, THEREFORE,

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana, in regular and legal session convened, acting as the governing authority

of the City, that in accordance with the Act, there has been published two times in the Ouachita Citizen, the official journal of the City (the "Official Journal"), a notice in the form attached hereto as **Exhibit A**, describing the boundaries of the District and informing the citizens of the date of consideration of this Ordinance;

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana, in regular and legal session convened, acting as the governing authority of the City, that there is hereby created an economic development district within the City, to be named "West Monroe Riverfront Economic Development District, State of Louisiana" (the "District"), having the geographical boundaries set forth in **Exhibit A** attached hereto, which **Exhibit A** is hereby incorporated in and made a part of this Ordinance, all pursuant to the Act. As provided by the Act, the District shall be a political subdivision of the State of Louisiana and shall possess such powers and authority and have such duties as provided in the Act and other law, and the Governing Authority of the City shall be the governing authority of the District;

SECTION 3. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana, in regular and legal session convened, acting as the governing authority of the City, that this Ordinance shall be published one time in the Official Journal;

SECTION 4. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana, in regular and legal session convened, acting as the governing authority of the City, that the domicile of the District shall be the same as that of the City; the District shall adopt an official seal with the word "SEAL" on the inside and surrounded by the official name of the District; the Official Journal shall be the initial official journal of the District; the Clerk of the City shall serve as Clerk of governing authority of the District; the fiscal agent bank

of the City shall be the initial fiscal agent bank of the District until the District is able to name its own fiscal agent bank; and the fiscal year of the District shall be the same as that of the City;

SECTION 5. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana, in regular and legal session convened, acting as the governing authority of the City, that the Mayor and Clerk of the City are hereby authorized to do any and all things necessary and incidental to carry out the provisions of this Ordinance;

SECTION 6. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana, in regular and legal session convened, acting as the governing authority of the City, that all other ordinances or parts of ordinances in conflict herewith are hereby repealed;

SECTION 7. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana, in regular and legal session convened, acting as the governing authority of the City, that if any provision of this Ordinance shall be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance, but this Ordinance shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this Ordinance which validates or makes legal any provision of this Ordinance which would not otherwise be valid or legal, shall be deemed to apply to this Ordinance;

SECTION 8. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana, in regular and legal session convened, acting as the governing authority of the City, that this Ordinance shall become effective immediately upon adoption.

The above Ordinance was read and considered by Sections at a public meeting of the Mayor

and Board of Aldermen, in regular and legal session convened, voted on by yea and nay vote, passed
and adopted this 6th day of August, 2024, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 6TH DAY OF
AUGUST, 2024

CINDY EMORY, CITY CLERK
CITY OF WEST MONROE
STATE OF LOUISIANA

STACI ALBRITTON MITCHELL, MAYOR
CITY OF WEST MONROE
STATE OF LOUISIANA

EXHIBIT A

CITY OF WEST MONROE, STATE OF LOUISIANA

NOTICE OF INTENTION

NOTICE IS HEREBY GIVEN that the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana (the "Governing Authority"), acting as the governing authority of the City of West Monroe, State of Louisiana (the "City"), pursuant to the authority of Part II, Chapter 27, Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 9038.42, inclusive)(the "Act"), proposes to consider creating an economic development district within the City to be called West Monroe Riverfront Economic Development District, State of Louisiana (the "District").

NOTICE IS HEREBY FURTHER GIVEN that the Governing Authority proposes to levy a one percent (1%) sales tax within the District. The proceeds of such tax will be deposited in a special trust fund to be used for the furtherance of economic development projects within the District, all pursuant to the authority of the Act.

NOTICE IS HEREBY FURTHER GIVEN that the Governing Authority will meet in open and public session on Tuesday, August 6, 2024, at 6:00 p.m., at its regular meeting place, Council Chambers, West Monroe City Hall, 2305 N. 7th Street, West Monroe, Louisiana, and will at that time hear any and all objections to the proposed creation of the District and the levy of a sales tax therein. The boundaries of the District are proposed to be as follows:

WEST MONROE RIVERFRONT ECONOMIC DEVELOPMENT DISTRICT, STATE OF LOUISIANA

<u>PROPERTY OWNER NAME</u>	<u>ADDRESS / LOCATION</u>	<u>Number*</u>	<u>Business (for ease of identification only)</u>
FLYING HEART BREWING, LLC	204 COMMERCE STREET	61237	Flying Heart Brewing & Pub
FLYING HEART BREWING, LLC	--- COMMERCE STREET	100468	Flying Heart Brewing & Pub
FLYING HEART BREWING, LLC	--- COMMERCE STREET	116800	Flying Heart Brewing & Pub
OUACHITA GROUP, LLC	200 COMMERCE STREET	39225	Currently Undeveloped
CITY OF WEST MONROE	101 WOOD STREET	38288	Dock And Access, Currently Unused Structure
CITY OF WEST MONROE	--- N. RIVERFRONT ST. 71291	38286	Currently Undeveloped
CITY OF WEST MONROE	118 N. RIVERFRONT ST. 71291	38289	Currently Undeveloped
FLATWATER, LLC	113 S. RIVERFRONT ST. 71291	37995	Trapp's

TO THE EXTENT NOT ALREADY ENCOMPASSED WITHIN THE ABOVE LISTED TRACTS, ALL OTHER PROPERTIES WITHIN THE AREA DESCRIBED AS FOLLOWS:

- a) Bounded on the Northwest by the Northwesterly property line of Assessor Parcel #61237 (as further described above), and a northeasterly extension of that northwesterly property line;
- b) Bounded on the Northeast by the centerline of the Ouachita River;
- c) Bounded on the Southeast by the northwesterly boundary of the Endom Bridge; and
- d) Bounded on the Southwest by the boundary described as follows:
 - (i) Begin at the southwesterly corner of Parcel #37995 (as further described above), and proceed northwesterly along the northeasterly right of way line of South Riverfront Street, continuing northwesterly along the northeasterly right of way line of North Riverfront Street to its intersection with the southeasterly property line of Parcel #80299 (address: 1 Natchitoches Street; current owner: River Place Condominium Homeowner's Assn, Inc.); and
 - (ii) Thence proceed northeasterly along the southeasterly property line of Parcel #80299, then along the northeasterly property line of Parcel #80299, then along the northwesterly property line of Parcel #80299 and a southwesterly extension of that property line to its intersection with the northeasterly right of way line of Commerce Street; and
 - (iii) Thence proceed northwesterly along the northeasterly right of way line of Commerce Street to a point on the northwesterly corner of Parcel #61237 (as further described above)

* Parcel numbers are the Parcel ID#s assigned by the Ouachita Parish Assessor as of 7/1/2024

STATE OF LOUISIANA

PARISH OF OUACHITA

I, the undersigned City Clerk of the City of West Monroe, State of Louisiana (the “City”), do hereby certify that the foregoing pages constitute a true and correct copy of an ordinance adopted by the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana, acting as governing authority of the City, on August 6, 2024, creating the West Monroe Riverfront Economic Development District, State of Louisiana, in accordance with and as authorized by Part II, Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended; defining the boundaries thereof; and providing for other matters in connection therewith.

IN FAITH WHEREOF, witness my official signature on this, the 6th day of August, 2024.

City Clerk