

STATE OF LOUISIANA  
CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

AN ORDINANCE AUTHORIZING THE PUBLICATION OF A NOTICE OF INTENTION TO CREATE THE WEST MONROE RIVERFRONT ECONOMIC DEVELOPMENT DISTRICT, STATE OF LOUISIANA, AND TO LEVY A SALES TAX THEREIN, UNDER THE AUTHORITY OF PART II, CHAPTER 27 OF TITLE 33 OF THE LOUISIANA REVISED STATUTES OF 1950, AS AMENDED; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, Part II of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 *et seq.*) (the "Act"), authorizes municipalities and other local governmental subdivisions to create economic development districts to carry out the purposes of the Act, which economic development districts are political subdivisions of the State of Louisiana, and possess such power and authority and have such duties as provided by the Act and other constitutional and statutory authority; and

WHEREAS, the City of West Monroe, State of Louisiana (the "City"), acting through this Mayor and Board of Aldermen as its governing authority (the "Governing Authority"), desires to avail itself of the Act to create an economic development district to be called the "West Monroe Riverfront Economic Development District, State of Louisiana" (the "District"), in accordance with La. R.S. 33:9038.32; and

WHEREAS, La. R.S. 33:9038.39 permits economic development districts such as the District to levy sales taxes at a rate up to two percent (2%) for authorized purposes; and

WHEREAS, La. R.S. 33:9038.34(O) provides that this Governing Authority may create a special trust fund for the furtherance of economic development projects, as defined in the Act, into which certain new sales tax revenues and/or incremental increases in sales taxes shall be deposited and loaned, granted, donated, or pledged in furtherance of economic development projects as defined in the Act; and

WHEREAS, in accordance with the Act, particularly La. R.S. 33:9038.32 and La. R.S. 33:9038.39, the City now desires to give notice of its intention to hold a public hearing relative to (1) the proposed creation of the District and (2) the proposed levy of a one percent (1%) sales tax therein, which notice shall be published in the City's official journal two (2) times prior to the public hearing, the first publication to appear at least fourteen (14) days before the date of the public hearing; and

WHEREAS, a notice in substantially the form attached hereto as **Exhibit A** shall be published two (2) times in the *Citizen*, the official journal of the City.

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, and particularly La. R.S. 33:9038.32 and La. R.S. 33:9038.39, this Governing Authority does hereby give notice of its intention to create an economic development district to be called the "West Monroe Riverfront Economic Development District, State of Louisiana," and to levy therein a one percent (1%) sales tax pursuant to La. R.S. 33:9038.39 for the purpose of paying the costs of economic development projects as defined in La. R.S. 33:9038.34(M) and La. R.S. 33:9038.36;

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 publication of the notice in substantially the form attached hereto as **Exhibit A** is hereby approved, and the City Clerk is authorized and directed to publish such notice two (2) times in the official journal of the City, the first publication to appear at least fourteen (14) days before the date of the public hearing;

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 at the date, time and place set forth in said notice, as published, the Governing Authority will meet in open and public session to hear any objections to the proposed creation of the District and the levy of the sales tax therein, and may consider the adoption of ordinances creating the District and levying the sales tax;

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 this Governing Authority finds and determines that a real necessity exists for the employment of special counsel on matters related to the creation of the District, and accordingly, Foley & Judell, L.L.P., of New Orleans, Louisiana, is hereby employed as special counsel for said purpose for a term not exceeding one (1) year from the date of this Ordinance. The fee to be paid said special counsel shall be an amount computed at hourly rates based on the Attorney General's then current Maximum Hourly Fee Schedule, not to exceed \$2,500 in the aggregate, together with reimbursement of out-of-pocket expenses, and the City Clerk is authorized to pay such invoices as and when presented. The scope of this legal representation does not involve federal claims;

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 the City Clerk are hereby authorized and empowered to do all acts, sign any and all instruments or documents, and do all things necessary and proper in order to carry out the purposes of this ordinance.

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 2<sup>nd</sup> day of July, 2024, the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 2ND DAY OF  
JULY, 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. 7<sup>th</sup> 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 an ad valorem tax therein. The boundaries of the District are proposed to be as follows:

WEST MONROE RIVERFRONT ECONOMIC DEVELOPMENT DISTRICT, STATE OF LOUISIANA			
		Parcel	
PROPERTY OWNER NAME	ADDRESS / LOCATION	Number*	Business (for ease of identification only)
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 Northwestern 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 July 2, 2024, authorizing the publication of a Notice of Intention to create the West Monroe Riverfront Economic Development District, State of Louisiana, and to levy a sales tax therein, under the authority of Part II, Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended; and providing for other matters in connection therewith.

IN FAITH WHEREOF, witness my official signature on this, the 2<sup>nd</sup> day of July, 2024.

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City Clerk