

STATE OF LOUISIANA  
CITY OF WEST MONROE

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

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

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

AN ORDINANCE AUTHORIZING THE LEVY OF A FIVE (5) MILLS AD VALOREM TAX WITHIN THE WEST MONROE HOTEL CORRIDOR ECONOMIC DEVELOPMENT DISTRICT, STATE OF LOUISIANA; DIRECTING THAT SUCH AD VALOREM TAX IN THE DISTRICT WILL BE USED TO PROVIDE FUNDS FOR ECONOMIC DEVELOPMENT PROJECTS IN ACCORDANCE WITH AND AS AUTHORIZED BY PART II OF CHAPTER 27 OF TITLE 33 OF THE LOUISIANA REVISED STATUTES OF 1950, AS AMENDED; AND PROVIDING FOR OTHER MATTERS IN CONNECTION WITH THE FOREGOING.

WHEREAS, the City of West Monroe, State of Louisiana (the "City"), created the West Monroe Hotel Corridor Economic Development District, State of Louisiana (the "District"), on April 18, 2023, pursuant to 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"); and

WHEREAS, the District may use local and state sales tax, ad valorem, and/or hotel occupancy tax revenues or increments pursuant to and in accordance with the Act to provide funds needed to finance economic development projects as defined in the Act; and

WHEREAS, no registered voters reside within the boundaries of the District and therefore La. R.S. 33:9038.39 permits the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana, acting as the governing authority of the District (the "Governing Authority"), to levy ad valorem taxes for authorized purposes without the necessity of holding an election thereon, and

this Governing Authority now wishes to authorize the levy and imposition of a five (5) mills ad valorem tax (the "Tax") for the purposes permitted by the Act; and

WHEREAS, in accordance with the Act, the District further desires to create a special trust fund named the "West Monroe Hotel Corridor Economic Development District Trust Fund" (the "Trust Fund"), the purpose of which is to fund economic development projects selected by the District in the manner provided by the Act;

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 District, that in accordance with the Act, there has been published two times in the Ouachita Citizen, the official journal of the District and the City (the "Official Journal"), a notice in the form attached hereto as **Exhibit A**, describing the levy of the Tax 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 District, that according to the certificate of the Registrar of Voters for the Parish of Ouachita attached hereto as **Exhibit B**, no registered voters presently reside within the District. Under the authority of the Act, there is hereby authorized the levy and imposition of the Tax, in perpetuity, commencing immediately. The Governing Authority may, in its discretion, levy and impose the Tax in each year by ordinance or resolution as may be required by the Ouachita Parish Assessor, and the Tax, if so levied, shall be collected in the same manner as other ad valorem taxes in Ouachita Parish;

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 District, that all proceeds of the Tax received by the District shall be deposited into a special trust fund designated "West Monroe Hotel Corridor Economic Development District Trust Fund" (the "Trust Fund") and shall be used by the governing authority of the District for those economic development projects and purposes permitted pursuant to the Act. The Trust Fund may be a separate fund or account or may be a separate accounting within a general or "sweep" fund or account containing monies from multiple sources so long as separate accounting of such monies is maintained. Out of the funds on deposit in the Trust Fund, the District shall first pay all reasonable and necessary costs and expenses of administering and collecting the Tax described herein (to the extent not already retained by the collector thereof). After all reasonable and necessary costs and expenses of collecting and administering the Tax have been paid as provided for above, the remaining balance in the Trust Fund shall be available for appropriation and expenditure by the District solely for the purposes designated and described in the Act and other applicable law;

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 District, that this Ordinance shall be published one time in the Official Journal;

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 District, 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 District, 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 District, 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 District, 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 18<sup>th</sup> day of April, 2023, the final vote being as follows:

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

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

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

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

ATTEST:

APPROVED THIS 18<sup>TH</sup> DAY OF  
APRIL, 2023

---

CHRISTEN HEATH, 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 Hotel Corridor Economic Development District, State of Louisiana (the "District").

NOTICE IS HEREBY FURTHER GIVEN that the Governing Authority proposes to levy an ad valorem tax at the rate of five (5) mills 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, April 18, 2023, 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:

1. Lot 4E of the Resubdivision of Lot 4 of West Monroe Commercial Park Subdivision situated in Sections 29 & 32, T-18-N, R-3-E, Ouachita Parish, Louisiana, the plat of which is filed in Plat Book 28, page 156, records of Ouachita Parish, Louisiana.  
**Municipal address 935 Constitution Dr. (Ouachita Parish Assessor parcel #137471)**
2. Lot 4 of the Resubdivision of Lots 4, 5, 7, & 8 of West Monroe Commercial Park Sub. In Sections 29, 32 & 33, T18N-R3E, Ouachita Parish, Louisiana, the plat of which is filed in Plat Book 20, page 176, records of Ouachita Parish, Louisiana

LESS AND EXCEPT THE FOLLOWING:

- a. That property acquired in that deed of record in Conveyance Book 2410, page 113, records of Ouachita Parish, Louisiana. **Municipal address 400 Mane Street, currently Hilton Garden Inn. Assessor parcel # 116285**

b. That property acquired in that deed of record in Conveyance Book 2355, page 693, records of Ouachita Parish, Louisiana. **Municipal address 500 Mane Street, currently Home 2 Suites by Hilton. Assessor parcel # 107569**

c. Lot 4C Of The Resubdivision Of Lot 4 Of The Resubdivision Of Lots 4 & 4B Of The Resubdivision of Lots 4A & 4B Of The Resubdivision Of Lot 4 Of West Monroe Commercial Park Subdivision, Unit 1, Ouachita Parish, Louisiana, the plat of which is filed in Plat Book 28, page 9, records of Ouachita Parish, Louisiana. **Municipal address 400 Mane Street, (Ouachita Parish assessor parcel # 134256)**

d. Lot 4D, A Consolidation Of Lots 4D And 4D-1, Being A Resubdivision Of Lot 4 Of West Monroe Commercial Park Subd. In Section 32, T18N-R3E, Ouachita Parish, Louisiana, as per plat of record in Plat Book 27, Page 161, records of Ouachita Parish, Louisiana. **Municipal address 220 Mane Street, currently Surge Entertainment ( both Ouachita Parish Assessor parcel #135006 and #135993)**

e. Lot 4E Of The Resubdivision Of Lot 4 Of West Monroe Commercial Park Subdivision Situated In Sections 29 & 32, T-18-N, R-3-E, Ouachita Parish, Louisiana, the plat of which is filed in Plat Book 28, page 156, records of Ouachita Parish, Louisiana. **Municipal address 935 Constitution Dr. (Ouachita Parish Assessor parcel #137471)**

f. Lots 4F & 4G Of The Resubdivision Of Lot 4 Of West Monroe Commercial Park Subdivision, situated in Sections 32 & 33, T-18-N, R-3-E, Ouachita Parish, Louisiana, the plat of which is filed in Plat Book 29 page 37, records of Ouachita Parish, Louisiana

**Municipal address of the area where the Indoor Sports Facility will be located is 875 Constitution Dr. (Ouachita Parish assessor parcel # 131617);**

3. Lot 3 of the Resubdivision of Lot 3 West Monroe Commercial Park Sub. In Section 32, T18N-R3E, Ouachita Parish, Louisiana, the plat of which is filed in Plat Book 23, page 45, records of Ouachita Parish, Louisiana. **Municipal address 501 Mane Street, currently the Ike Hamilton Expo Center. (Ouachita Parish Assessor parcel # 107568)**

4. **Connecting Streets**

(a) Mane Street, from Downing Pines Road westerly to I-20 Service Road 71292, and

(b) Constitution Drive, from Mane Street easterly to Downing Pines Road

## **EXHIBIT B**



STATE OF LOUISIANA

PARISH OF OUACHITA

I, the undersigned City Clerk of the City of West Monroe, State of Louisiana, 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 West Monroe Hotel Corridor Economic Development District, State of Louisiana, on April 18, 2023, authorizing the levy of a five (5) mills ad valorem tax within the West Monroe Hotel Corridor Economic Development District, State of Louisiana; directing that such ad valorem tax in the District will be used to provide funds for economic development projects in accordance with and as authorized by Part II of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended; and providing for other matters in connection with the foregoing.

IN FAITH WHEREOF, witness my official signature on this, the 18<sup>th</sup> day of April, 2023.

---

City Clerk