

STATE OF LOUISIANA  
CITY OF WEST MONROE

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

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

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

AN ORDINANCE CREATING THE WEST MONROE ISF  
HOTELS 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 ISF Hotels 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 ISF Hotels 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 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 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 ISF Hotels Economic Development District, State of Louisiana (the "District").

NOTICE IS HEREBY FURTHER GIVEN that the Governing Authority proposes to levy a one percent (1%) hotel occupancy 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, 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 a hotel occupancy 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

5. 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**

6. 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**
7. 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)**
8. 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)**
9. Lot 4G of 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
10. That property acquired in that deed of record in Conveyance Book 2423, page 426, records of Ouachita Parish, Louisiana, as thereafter corrected in Conveyance Book 2428 page 132, Conveyance Book 2428 page 135 and Conveyance Book 2428 page 138. **Municipal address 606 Mane Street, currently Fairfield Inn. Assessor parcel # 130266**
11. That property acquired in that deed of record in Conveyance Book 2203, page 413, records of Ouachita Parish, Louisiana. **Municipal address 601 Mane Street, currently Hampton Inn. Assessor parcel # 107566**
12. That property acquired by Chambless Enterprises, LLC in that deed of record in Conveyance Book 2688, page 342, records of Ouachita Parish, Louisiana. **Municipal address - - Mane Street, currently undeveloped. Assessor parcel # 137533**
13. 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)**
14. That tract which is located on the south side of Mane Street, West Monroe acquired by Sai Ram Lodging, LLC in that deed of record in Conveyance Book 2468, page 250, records of Ouachita Parish, Louisiana. **Municipal address - - 605 Mane Street, currently undeveloped. Assessor parcel # 131661**

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 April 18, 2023, creating the West Monroe ISF Hotels 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 18<sup>th</sup> day of April, 2023.

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City Clerk