

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 HOTEL CORRIDOR ECONOMIC DEVELOPMENT DISTRICT, STATE OF LOUISIANA, AND TO LEVY AN AD VALOREM TAX THEREIN, UNDER THE AUTHORITY OF PART II, CHAPTER 27 OF TITLE 33 OF THE LOUISIANA REVISED STATUTES OF 1950, AS AMENDED (LA. R.S. 33:9038.31 *ET SEQ.*); 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 Hotel Corridor 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 ad valorem taxes up to five (5) mills for authorized purposes; and

WHEREAS, La. R.S. 33:9038.33(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 ad valorem tax revenues and/or incremental increases in ad valorem 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 five (5) mills ad valorem 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; now therefore; 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 Hotel Corridor Economic Development District, State of Louisiana," and to levy therein a five (5) mills ad valorem 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. 33:9038.33(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 an ad valorem tax therein, and may consider the adoption of ordinance(s) creating the District and levying the ad valorem 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. The fee to be paid said special counsel shall be an amount computed at hourly rate based on the Attorney General's then current Maximum Hourly Fee Schedule, together with reimbursement of out-of-pocket expenses, and the City Clerk is authorized to pay such invoices as and when presented;

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 21st day of February, 2023, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 21ST DAY OF
FEBRUARY, 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, March 21, 2023, 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 an ad valorem tax therein.

The boundaries of the District are proposed to be as follows:

WEST MONROE ISF HOTELS ECONOMIC DEVELOPMENT DISTRICT, STATE OF LOUISIANA

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 _____ page _____, 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

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 February 21, 2023, authorizing the publication of a Notice of Intention to create the West Monroe Hotel Corridor Economic Development District, State of Louisiana, and to levy an ad valorem tax therein, under the authority of Part II, Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 *et seq.*); and providing for other matters in connection therewith.

IN FAITH WHEREOF, witness my official signature on this, the 21st day of February, 2023.

City Clerk