
DIGEST

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HB 144 Engrossed

2015 Regular Session

Arnold

Abstract: Authorizes the Algiers Development District to exercise the same powers granted to local governmental subdivisions to approve the creation of nonprofit economic development corporations.

Present law creates the Algiers Development District as a special taxing district comprised of all territory within the 15th ward of Orleans Parish. Provides that for federal purposes of military base realignment, the district shall be considered a local redevelopment authority. Provides that the district shall be governed by a seven-member board of commissioners.

Present law provides for the powers and duties of the district including the power to acquire, to lease, to insure, and to sell real property within its boundaries. Additionally authorizes the district, with respect to immovable property owned by it and that either was formerly owned by the U.S. Dept. of the Navy and known as Federal City or is immediately contiguous thereto, to lease, insure, mortgage or hypothecate, donate, or sell the property or otherwise contract with respect to the management and development of the property in order to fulfill its mission as a redevelopment authority.

Present law provides that in order to facilitate the redevelopment of Federal City property, the district shall not be required to follow any other provision of law applicable to the sale, lease, or donation of property owned by a public body not otherwise governed by the constitution or for contracting with respect to the property. Present law additionally provides that the district shall not be required to receive the approval of any other public entity or agency in order to take any action pursuant to present law to develop Federal City. Requires the district however, to comply with all applicable zoning and permitting ordinances of the city of New Orleans in developing property pursuant to present law. Additionally requires that property be developed in accordance with a master plan approved by the district, a joint development committee of Federal City, the La. Dept. of Economic Development, and the commissioner of administration.

Proposed law retains present law.

Present law (Chapter 27 of Title 33) authorizes in the state and each local governmental subdivision of the state the creation and organization of nonprofit economic development corporations. Prohibits any such corporation from organizing, transacting, conducting business, or exercising any power as may be granted by present law until the legislature or the governing authority of a local governmental subdivision declares a need for such a corporation.

Present law provides that any group of three or more persons may apply to the legislature of the

governing authority of a local governmental subdivision of the state in writing for permission to organize and be designated an economic development corporation.

Present law defines a local governmental subdivision as any parish or municipality, port commission or port harbor and terminal district, or economic development district or authority created as a political subdivision of the state as defined in the state constitution.

Present law provides that the powers of such corporations include:

- (1) To acquire by purchase, lease, lease-purchase, option, gift, grant, bequest, or device, any property which it may deem necessary to carry out the purpose and provisions of present law and to make capital improvements, acquire equipment, and provide funds for such purpose through cooperative endeavor agreements which may provide for the transfer of title to such property upon successful achievement of the goal set forth in such agreements.
- (2) To sell, convey, mortgage, lease, transfer, donate, option, exchange, or otherwise dispose of any property, or any interest therein, as the objects and purposes of the corporation may require to carry out the provisions of present law.
- (3) To issue revenue bonds secured by a pledge of any revenues of the corporation derived or to be derived by it from or held or to be held by it in connection with its undertaking of any economic development project, including loans, grants, or contribution of funds made or to be made to it in aid of any of its other activities or operations, including tax increments or sales tax increments, and to pay or cause to be paid from the proceeds of the issuance of such revenue bonds, all or a portion of the costs of an economic development project and to give local citizens preferential treatment in job development.
- (4) To borrow money and to apply for and to receive grants, loans, or advances.
- (5) To invest any funds not required for immediate use in property or securities in which public bodies may legally invest funds subject to their control.
- (6) To declare or designate, subject to the approval of the chief executive officer or governing authority of local governmental subdivision, areas of said governmental subdivision as economic development areas.
- (7) To prepare or cause to be prepared an economic development plan.
- (8) To enter into partnerships, joint ventures, and other relationships with any federal, state, or local governmental agency or with any private or public firm, partnership, corporation or other entity.
- (9) To delegate to a private development corporation or other entity any duties and responsibilities as the corporation deems necessary or convenient in order to carry out the purposes of present law.

(10) To give local citizens preferential treatment in job development.

Proposed law retains present law and additionally authorizes the district, for purposes of facilitating development within the district, to exercise all powers granted by present law to local governmental subdivisions to approve the creation of nonprofit economic development corporations. Provides that the district shall not be required to receive the approval of any other public entity or agency with respect to any action taken pursuant to proposed law. Requires the district, however, to comply with all applicable zoning and permitting ordinances of the city of New Orleans with respect to the development of property by the district pursuant to proposed law.

Effective upon signature of governor or lapse of time for gubernatorial action.

(Amends R.S. 33:2740.27(H)(2))