
DIGEST

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HB 239 Original

2026 Regular Session

Marcelle

Abstract: Provides relative to the acquisition and disposition of certain property by the East Baton Rouge Redevelopment Authority.

Present law creates and provides for the East Baton Rouge Redevelopment Authority as a political subdivision of the state to provide for the utilization of appropriate private and public resources to eliminate and prevent the development or spread of slum, blighted, and distressed areas. Provides that the object of present law is to provide a unified and comprehensive response to the housing shortages and other indirect effects of Hurricanes Katrina and Rita upon south central La. Provides that the authority shall be comprised of all the territory in the parish, including the territory comprising the municipalities of Baker, Baton Rouge, Central, and Zachary. Provides that the authority is governed by a five-member board of commissioners.

Proposed law retains present law.

Present law provides for the powers and duties of the authority, including but not limited to the following:

- (1) To create and execute redevelopment or development plans for specified areas within its territorial jurisdiction.
- (2) To sell, lease, exchange, or otherwise transfer immovable property or any interest therein acquired by it for residential, recreational, commercial, industrial, or other uses or for public use, subject to such covenants, conditions, and restrictions, including covenants running with the land.
- (3) To dispose of, sell, exchange, or lease immovable property in a redevelopment area to any private person for the fair market value of the property as determined by a certified and competent appraiser, or to any private person pursuant to reasonable competitive bidding procedures.
- (4) To temporarily operate, maintain, or lease real property acquired by it in a redevelopment area for or in connection with a redevelopment project pending disposition of the property.
- (5) To dispose of land in a redevelopment project area designated under the redevelopment plan for industrial or commercial uses to any public body or nonprofit corporation for subsequent disposition as promptly as practical by the public body or corporation for redevelopment in

accordance with the redevelopment plan. Any disposition of land to a public body or corporation shall be at its fair value for uses in accordance with the redevelopment plan.

Proposed law retains present law and additionally provides that notwithstanding present law, if the authority sells immovable property to a nonprofit entity or a political subdivision of the state that is intended for a public purpose or for use in a redevelopment area and the property was acquired by the authority with public funds, the final sales price shall not exceed 110% of the amount that was paid by the authority to acquire the property.

(Adds R.S. 33:4720.151(L)(8))