

2026 Regular Session

HOUSE RESOLUTION NO. 307

BY REPRESENTATIVE DANA HENRY

PROPERTY/EXPROPRIATION: Creates the Expropriation and Acquisition for Strategic Transformation Task Force (E.A.S.T.) to study the feasibility of expropriating and redeveloping certain vacant and blighted properties in New Orleans East

1 A RESOLUTION

2 To create the Expropriation and Acquisition for Strategic Transformation (E.A.S.T.) Task
3 Force to study the legal feasibility, procedural requirements, costs, and public
4 benefits associated with the feasibility of expropriating and redeveloping certain
5 vacant, blighted, or undeveloped properties in New Orleans East and to report its
6 findings and recommendations to the legislature by March 1, 2027.

7 WHEREAS, the area of New Orleans East, generally bounded by Lake Forest
8 Boulevard, including Jordan Road, Interstate 510, and the Inner Harbor Navigational Canal,
9 contains significant concentrations of vacant, adjudicated, and blighted properties; and

10 WHEREAS, over time, these properties have contributed to persistent issues
11 including illegal dumping, environmental degradation, diminished public safety, and barriers
12 to productive economic use; and

13 WHEREAS, fragmented and clouded property ownership, including heirs' property
14 and tax-adjudicated parcels, has impeded voluntary land assembly and coordinated
15 redevelopment in this area; and

16 WHEREAS, state law provides for the expropriation of private property for
17 constitutionally permissible public purposes including the remediation of blight, protection
18 of public health and safety, and development of infrastructure serving the public interest,
19 subject to the payment of just compensation; and

1 WHEREAS, any consideration of expropriation in this context must be undertaken
2 with appropriate safeguards including clear statutory authority, due process protections, and
3 a demonstrated public purpose consistent with state law; and

4 WHEREAS, the strategic location of the subject area, including proximity to major
5 transportation corridors and port-related infrastructure, presents potential opportunities for
6 economic development compatible with surrounding land uses; and

7 WHEREAS, a comprehensive and transparent study is necessary to evaluate whether
8 a coordinated public approach to land assembly, environmental remediation, and
9 redevelopment would serve the best interests of residents of New Orleans East and the state
10 of Louisiana.

11 THEREFORE, BE IT RESOLVED that the House of Representatives of the
12 Legislature of Louisiana does hereby create the Expropriation and Acquisition for Strategic
13 Transformation (E.A.S.T.) Task Force to study the legal feasibility, procedural requirements,
14 costs, and public benefits associated with the feasibility of expropriating and redeveloping
15 certain vacant, blighted, or undeveloped properties in New Orleans East and to report its
16 findings and recommendations to the legislature by March 1, 2027.

17 BE IT FURTHER RESOLVED that the task force shall prioritize approaches that
18 utilize publicly owned and tax-adjudicated properties, encourage voluntary acquisition where
19 feasible, limit expropriation to properties that are vacant, abandoned, or legally determined
20 to be blighted, and ensure that any use of expropriation serves a clear and documented public
21 purpose.

22 BE IT FURTHER RESOLVED that the legislature recommends that the task force
23 include consideration of the following:

24 (1) Applicable constitutional and statutory provisions governing expropriation in this
25 state.

26 (2) Limitations on expropriation for economic development purposes.

27 (3) Requirements for establishing and documenting blight or public necessity.

28 (4) Due process requirements and procedural safeguards.

29 (5) Mapping and classification of parcels including tax-adjudicated properties.

30 (6) Prevalence of heirs' property and clouded title issues.

- 1 (7) Mechanisms for quieting title and facilitating lawful acquisition.
- 2 (8) Methods for determining fair market value.
- 3 (9) Procedures for depositing compensation into the registry of the court.
- 4 (10) Administrative considerations for resolving competing ownership claims.
- 5 (11) Extent of illegal dumping and environmental hazards.
- 6 (12) Estimated costs of remediation and site preparation.
- 7 (13) Opportunities for state and federal environmental funding support.
- 8 (14) Feasibility of developing a business park or similar economic use.
- 9 (15) Compatibility with existing zoning and land use plans.
- 10 (16) Infrastructure requirements, including transportation and utilities.
- 11 (17) Potential roles of state and local entities in land assembly and redevelopment.
- 12 (18) Feasibility of utilizing a public redevelopment authority or similar structure.
- 13 (19) Phased approaches prioritizing voluntary acquisition and adjudicated properties.
- 14 (20) Assessment of potential impacts on nearby residents.
- 15 (21) Recommendations to ensure that any proposed actions do not displace residents
- 16 of occupied residential properties.
- 17 (22) Strategies for community engagement and transparency.

18 BE IT FURTHER RESOLVED that the task force shall consist of the following
19 members:

- 20 (1) The mayor of the city of New Orleans or her designee.
- 21 (2) One member appointed by the United States representative who represents
- 22 Louisiana's second congressional district.
- 23 (3) One member appointed by the state senator who represents Senate District
- 24 No. 1.
- 25 (4) One member appointed by the state senator who represents Senate District
- 26 No. 3.
- 27 (5) One member appointed by the state senator who represents Senate District
- 28 No. 4.
- 29 (6) One member appointed by the state representative who represents House District
- 30 No. 99.

1 (7) One member appointed by the state representative who represents House District
2 No. 100.

3 (8) One member appointed by the chair of the House Committee on Civil Law and
4 Procedure.

5 (9) The state representative who represents House District No. 100.

6 (10) One member appointed by the New Orleans City Council member representing
7 council District E.

8 (11) One member appointed by the New Orleans City Council member-at-large for
9 Division 1.

10 (12) One member appointed by the New Orleans City Council member-at-large for
11 Division 2.

12 (13) One member appointed by the East New Orleans Neighborhood Advisory
13 Commission.

14 (14) One member appointed by the Board of Commissioners of the Port of New
15 Orleans.

16 (15) One member appointed by the American Planning Association Louisiana
17 Chapter.

18 BE IT FURTHER RESOLVED that the state representative who represents House
19 District No. 100 shall serve as chair of the task force.

20 BE IT FURTHER RESOLVED that each designating authority shall submit the
21 names of designees to the task force to the chair no later than September 4, 2026.

22 BE IT FURTHER RESOLVED that the task force shall convene for its first meeting
23 no later than October 5, 2026, at the call of the chair.

24 BE IT FURTHER RESOLVED that the legislative assistant for the state
25 representative who represents House District No. 100 shall provide staff support to the task
26 force.

27 BE IT FURTHER RESOLVED that a majority of the task force constitutes a quorum
28 for the transaction of business. All official actions of the task force require the affirmative
29 vote of a majority of the members.

1 BE IT FURTHER RESOLVED that the Rules of Order of the House of
2 Representatives or applicable Joint Rules shall apply to all meetings of the task force.

3 BE IT FURTHER RESOLVED that the members of the task force shall serve
4 without compensation, except per diem or expenses reimbursement to which they may be
5 individually entitled as members of their constituent organizations.

6 BE IT FURTHER RESOLVED that meetings of the task force are subject to the
7 Open Meetings Law, R.S. 42:11 et seq., and records of the task force are subject to the
8 Public Records Law, R.S. 44:1 et seq.

9 BE IT FURTHER RESOLVED that the task force shall terminate following the
10 conclusion of its business or March 1, 2027, whichever occurs first.

11 BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to the
12 mayor of the city of New Orleans and the New Orleans City Council.

13 BE IT FURTHER RESOLVED that the task force shall submit a written report of
14 its findings and recommendations to the House of Representatives of the Legislature of
15 Louisiana no later than March 1, 2027, and shall include any proposed legislation necessary
16 to implement the recommendations.

17 BE IT FURTHER RESOLVED that the task force shall submit one print copy and
18 one electronic copy of any report produced pursuant to this Resolution to the David R.
19 Poynter Legislative Research Library as required by R.S. 24:772.

DIGEST

The digest printed below was prepared by House Legislative Services. It constitutes no part of the legislative instrument. The keyword, one-liner, abstract, and digest do not constitute part of the law or proof or indicia of legislative intent. [R.S. 1:13(B) and 24:177(E)]

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Dana Henry

Creates the Expropriation and Acquisition for Strategic Transformation (E.A.S.T.) Task Force to study the legal feasibility, procedural requirements, costs, and public benefits associated with the potential expropriation and redevelopment of certain vacant and blighted properties in New Orleans East. Requires the task force to report its findings and recommendations to the legislature by March 1, 2027.