

2026 Regular Session

HOUSE RESOLUTION NO. 307

BY REPRESENTATIVE DANA HENRY

A RESOLUTION

To create 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 feasibility of expropriating and redeveloping certain vacant, blighted, or undeveloped properties in New Orleans East and to report its findings and recommendations to the legislature by March 1, 2027.

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

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

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

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

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

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

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

THEREFORE, BE IT RESOLVED that the House of Representatives of the Legislature of Louisiana does hereby create 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 feasibility of expropriating and redeveloping certain vacant, blighted, or undeveloped properties in New Orleans East and to report its findings and recommendations to the legislature by March 1, 2027.

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

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

- (1) Applicable constitutional and statutory provisions governing expropriation in this state.
- (2) Limitations on expropriation for economic development purposes.
- (3) Requirements for establishing and documenting blight or public necessity.
- (4) Due process requirements and procedural safeguards.
- (5) Mapping and classification of parcels including tax-adjudicated properties.
- (6) Prevalence of heirs' property and clouded title issues.
- (7) Mechanisms for quieting title and facilitating lawful acquisition.
- (8) Methods for determining fair market value.
- (9) Procedures for depositing compensation into the registry of the court.
- (10) Administrative considerations for resolving competing ownership claims.
- (11) Extent of illegal dumping and environmental hazards.
- (12) Estimated costs of remediation and site preparation.
- (13) Opportunities for state and federal environmental funding support.

- (14) Feasibility of developing a business park or similar economic use.
- (15) Compatibility with existing zoning and land use plans.
- (16) Infrastructure requirements, including transportation and utilities.
- (17) Potential roles of state and local entities in land assembly and redevelopment.
- (18) Feasibility of utilizing a public redevelopment authority or similar structure.
- (19) Phased approaches prioritizing voluntary acquisition and adjudicated properties.
- (20) Assessment of potential impacts on nearby residents.
- (21) Recommendations to ensure that any proposed actions do not displace residents of occupied residential properties.
- (22) Strategies for community engagement and transparency.

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

- (1) The mayor of the city of New Orleans or her designee.
- (2) One member appointed by the United States representative who represents Louisiana's second congressional district.
- (3) One member appointed by the state senator who represents Senate District No. 1.
- (4) One member appointed by the state senator who represents Senate District No. 3.
- (5) One member appointed by the state senator who represents Senate District No. 4.
- (6) One member appointed by the state representative who represents House District No. 99.
- (7) One member appointed by the state representative who represents House District No. 100.
- (8) One member appointed by the chair of the House Committee on Civil Law and Procedure.
- (9) The state representative who represents House District No. 100.
- (10) One member appointed by the New Orleans City Council member representing council District E.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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SPEAKER OF THE HOUSE OF REPRESENTATIVES