

2024 Regular Session

HOUSE BILL NO. 307

BY REPRESENTATIVE JACKSON

DISTRICTS/SPECIAL: Creates the Shreveport Healthcare and Innovation District

1 AN ACT

2 To enact Chapter 27-I of Title 33 of the Louisiana Revised Statutes of 1950, to be comprised
3 of R.S. 33:9039.131, relative to the city of Shreveport; to create the Shreveport
4 Healthcare and Innovation District; to provide relative to the purpose, boundaries,
5 governance, and powers and duties of the district; and to provide for related matters.

6 Notice of intention to introduce this Act has been published
7 as provided by Article III, Section 13 of the Constitution of
8 Louisiana.

9 Be it enacted by the Legislature of Louisiana:

10 Section 1. Chapter 27-I of Title 33 of the Louisiana Revised Statutes of 1950,
11 comprised of R.S. 33:9039.131, is hereby enacted to read as follows:

12 CHAPTER 27-I. SHREVEPORT HEALTHCARE AND INNOVATION DISTRICT

13 §9039.131. Shreveport Healthcare and Innovation District

14 A. There is hereby created within the city of Shreveport, as more specifically
15 provided in Subsection B of this Section, a body politic and corporate which shall
16 be known as the Healthcare and Innovation District, referred to in this Section as the
17 "district". The district shall be a political subdivision of the state as defined in the
18 Constitution of Louisiana.

19 B. The boundaries of the district shall encompass the area included within
20 the following perimeter: Begin at the southeast corner of Lot 1, Centres Youree

1 Commercial Subdivision, as per plat filed and recorded in Book 3000, Page 245, of
2 the Conveyance Records of Caddo Parish, Louisiana; Run thence westerly and
3 northwesterly along the southerly line of said Lot 1 to the southwest corner thereof
4 and a point being the southeasterly corner of Lot 361, Broadmoor Subdivision, Unit
5 No. 2, as per plat filed and recorded in Book 150, Page 272, of the Conveyance
6 Records of Caddo Parish, Louisiana; Run thence Northwesterly along said southerly
7 line of Lots 361 thru 354 of said Broadmoor Subdivision, Unit No. 2 to the
8 southwesterly corner of said Lot 354; Run thence Southwesterly across Beverly
9 Place to the southeasterly corner of Lot 189 of said Broadmoor Subdivision, Unit
10 No. 2; Run thence Westerly along the southerly line of said Lot 189 to the
11 southwesterly corner thereof; Run thence Northeasterly along the westerly line of
12 Lots 189 thru 187 of said Broadmoor Subdivision, Unit No. 2, and Bayou Pierre to
13 the northwesterly corner of said Lot 187 and a point on the southerly right-of-way
14 line of Kings Highway; Run thence Westerly along said southerly right-of-way line
15 of Kings Highway to the west right-of-way line of Line Avenue; Run thence South
16 along said west right-of-way line of Line Avenue to the north right-of-way line of
17 Jefferson Place; Run thence West along said north right-of-way line of Jefferson
18 Place to the east right-of-way line of Fairfield Avenue; Run thence North along said
19 east right-of-way line of Fairfield Avenue to the southerly right-of-way line of Kings
20 Highway; Run thence Westerly along said southerly right-of-way line of Kings
21 Highway to the westerly right-of-way line of I-49; Run thence Southerly along said
22 westerly right-of-way line of I-49 to the northerly right-of-way line of St. Vincent
23 Avenue; Run thence Southwesterly along said northerly right-of-way line of St.
24 Vincent Avenue to the north right-of-way line of Claiborne Avenue; Run thence
25 West along said north right-of-way line of Claiborne Avenue to the westerly
26 right-of-way line of Linwood Avenue; Run thence Northerly along said west
27 right-of-way line of Linwood Avenue to the north right-of-way line of Jennings
28 Street; Run thence West along said north right-of-way line of Jennings Street to the
29 west right-of-way line of McWillie Street; Run thence North along said west

1 right-of-way line of McWillie Street to the southerly right-of-way line of Kings
2 Highway; Run thence West along said southerly right-of-way line of Kings Highway
3 to the westerly right-of-way line of Kansas City Railroad; Run thence Southwesterly
4 along said westerly right-of-way line of Kansas City Railroad to the north
5 right-of-way line of Claiborne Avenue; Run thence West along said north
6 right-of-way line of Claiborne Avenue to the westerly right-of-way line of Mansfield
7 Road; Run thence Northerly along said westerly right-of-way line of Mansfield Road
8 to the southerly right-of-way line of Kings Highway; Run thence Westerly along said
9 southerly right-of-way line of Kings Highway to the east right-of-way line of Hearne
10 Avenue; Run thence North along said east right-of-way line of Hearne Avenue to the
11 north right-of-way line of Lakeshore Drive; Run thence Easterly along said north
12 right-of-way line of Lakeshore Drive to the westerly right-of-way line of the I-49
13 Exit/Interchange Roadways; Run thence Southwesterly along said westerly
14 right-of-way line of the I-49 Exit/Interchange Roadways to the northerly
15 right-of-way line of Texas Avenue; Run thence Northeasterly along said northerly
16 right-of-way line of Texas Avenue to the west right-of-way line of Mansfield Road;
17 Run thence Southwesterly along said west right-of-way line of Mansfield Road to
18 the north right-of-way line of Kings Highway; Run thence Easterly along said north
19 right-of-way line of Kings Highway to the easterly right-of-way line of the Kansas
20 City Railroad; Run thence Northeasterly along said easterly right-of-way line of
21 Kansas City Railroad to the southwest corner of Midtown Industrial Subdivision, as
22 per plat filed and recorded in Book 800, Page 33, of the Conveyance Records of
23 Caddo Parish, Louisiana; Run thence East along the south line of said Midtown
24 Industrial Subdivision to the southeast corner thereof and a point on the west
25 right-of-way line of Linwood Avenue; Run thence East across Linwood Avenue to
26 the east right-of-way line thereof; Run thence South along said east right-of-way line
27 of Linwood Avenue to the north right-of-way line of Glen Oak Street; Run thence
28 East along said north right-of-way line of Glen Oak Street to the west right-of-way
29 line of Samford Avenue; Run thence North along said west right-of-way line of

1 Samford Avenue to the south right-of-way line of Wilkinson Street; Run thence East
2 along said south right-of-way line of Wilkinson Street across I-49 and then to the
3 westerly right-of-way line of Fairfield Avenue; Run thence Southwesterly along said
4 westerly right-of-way line of Fairfield Avenue to the south right-of-way line of
5 Rutherford Street; Run thence East along said south right-of-way line of Rutherford
6 Street to the west right-of-way line of Line Avenue; Run thence South along said
7 west right-of-way line of Line Avenue to the north right-of-way line of Kings
8 Highway; Run thence Easterly along said north right-of-way line of Kings Highway
9 to the east right-of-way line of Creswell Avenue; Run thence North along said east
10 right-of-way line of Creswell Avenue to the south right-of-way line of Columbia
11 Street; Run thence East along said south right-of-way line of Columbia Street to the
12 east right-of-way line of Highland Avenue; Run thence North along said east
13 right-of-way line of Highland Avenue to the south right-of-way line of Columbia
14 Street; Run thence East along said south right-of-way line of Columbia Street to the
15 west right-of-way line of Centenary Boulevard; Run thence Northeasterly along said
16 west right-of-way line of Centenary Boulevard to the south right-of-way line of East
17 Wilkinson Street; Run thence East along said south right-of-way line of East
18 Wilkinson Street to the west right-of-way line of Woodlawn Avenue; Run thence
19 South along said west right-of-way line of Woodlawn Avenue to the north
20 right-of-way line of East Rutherford Street; Run thence East along said north
21 right-of-way line of East Rutherford Street to the west right-of-way line of Elm
22 Street; Run thence South along said west right-of-way line of Elm Street to the north
23 right-of-way line of East Kings Highway; Run thence Southeasterly along said north
24 right-of-way line of East Kings Highway to the east right-of-way line for Bayou
25 Pierre; Run thence Northeasterly along said east right-of-way line of Bayou Pierre
26 to the westerly right-of-way line of Youree Drive; Run thence Southeasterly along
27 said westerly right-of-way line of Youree Drive to the Point of Beginning.

28 C. The district is created for the purposes of:

1 (1) Facilitating the creation of high paying jobs by assisting the biomedical
2 institutions and employees in the district with development of bioscience facilities
3 and programs.

4 (2) Acting to acquire and develop real estate needed to grow the academic
5 research institutions within the district and receiving public and private funds for
6 such purpose.

7 (3) Assisting with increasing research and training dollars for institutions
8 within the district and receiving public and private funds for such purpose.

9 (4) Assisting with increasing research dollars for health- related research and
10 training.

11 (5) Increasing basic and clinical research and the health and bioscience
12 workforce.

13 (6) Working to bridge commercialization opportunities from research
14 developed within the district.

15 (7) Enhancing interdisciplinary biosciences.

16 (8) Acting as a link to private sector life sciences companies in the state with
17 a view toward job growth in the district.

18 D.(1) In order to provide for the orderly development of the district and
19 effect the purposes of the district, the district shall be administered and governed by
20 an eleven-member board of commissioners, referred to in this Chapter as the
21 "board", composed as follows:

22 (a) The two members of the Louisiana Senate whose districts encompass an
23 area included within the district shall each appoint one member.

24 (b) The member of the Louisiana House of Representatives whose district
25 encompasses all or the greater portion of the area of the district shall appoint one
26 member.

27 (c) The Caddo Parish Commission shall appoint one member who shall be
28 a resident of the district, own a business within the district, or be a person employed
29 within the district.

1 (d) The governing board of the Greater Shreveport Chamber of Commerce
2 shall appoint one member who is a member of the chamber of commerce.

3 (e) The governing board of the Shreveport-Bossier African American
4 Chamber of Commerce shall appoint one member who is a member of the chamber
5 of commerce.

6 (f) The chief executive officer of the Ochsner LSU Health System or his
7 designee.

8 (g) The chief executive officer of the Willis Knight Health System or his
9 designee.

10 (h) The chancellor of the LSU Health Science Center or his designee.

11 (i) The president of Centenary College of Louisiana or his designee.

12 (k) The mayor of the city of Shreveport or his designee.

13 (2)(a) Members appointed pursuant to Subparagraphs (1)(a) through (e) of
14 this Subsection shall serve three-year terms after serving initial terms as provided in
15 this Subparagraph. Two members shall serve three-year initial terms, two members
16 shall serve two-year initial terms, and two members shall serve one-year initial terms
17 as determined by lot at the first meeting of the board.

18 (b) Members serving pursuant to Subparagraphs (1)(f) through (k) of this
19 Subsection shall serve during their terms of office. Any designee serving on the
20 board shall serve at the pleasure of the designating authority.

21 (3) Any vacancy which occurs prior to the expiration of a term shall be filled
22 in the same manner as the original appointment for the unexpired term.

23 (4) The board shall elect from its members a chairman, a vice chairman, a
24 secretary-treasurer, and other officers as it deems necessary. The duties of the
25 officers shall be fixed by the bylaws adopted by the board.

26 (5) The minute books and archives of the district shall be maintained by the
27 secretary-treasurer of the board. The monies, funds, and accounts of the district shall
28 be in the official custody of the board.

1 (6) The board shall adopt rules and regulations as it deems necessary or
2 advisable for conducting its business affairs. Rules and regulations of the board
3 relative to the notice and conduct of meetings shall conform to applicable law. The
4 board shall hold regular meetings as provided for in the bylaws and may hold special
5 meetings at times and places within the district as prescribed in the bylaws.

6 (7) A majority of the members of the board constitute a quorum for the
7 transaction of business. The board shall keep minutes of all meetings and shall make
8 them available through the secretary-treasurer of the board.

9 (8) The members of the board shall serve without compensation but shall be
10 reimbursed for reasonable out-of-pocket expenses directly related to the governance
11 of the district.

12 E. The district, acting by and through its board, shall have and exercise all
13 powers of a political subdivision necessary or convenient for the carrying out of its
14 objects and purposes, including but not limited to the following:

15 (1) To sue and be sued.

16 (2) To adopt, use, and alter at will a corporate seal.

17 (3) To acquire by gift, grant, purchase, or lease, and to hold and use any
18 property, real, personal, or mixed, tangible or intangible, or any interest therein
19 necessary or desirable for carrying out the objects and purposes of the district. The
20 district shall have no power of expropriation or eminent domain.

21 (4) To sell, transfer, convey, or alienate any property acquired by it, or any
22 interest therein at any time, by negotiation, to accomplish the objects and purposes
23 of the district.

24 (5) To lease or sublease all or any portion of any property, by negotiation,
25 for a term not exceeding ninety-nine years at a fixed or variable rental and without
26 advertisement for public bids.

27 (6) To make and collect reasonable charges for the use of property owned
28 by the district and for services rendered by the district and to regulate reasonably the
29 fees and charges to be made by privately owned, leased, or otherwise authorized uses

1 of property owned by the district, or sold or leased by the district, when such
2 property is offered for the use of the public.

3 (7) To enter into contracts to achieve the district's objects and purposes
4 including but not limited to contracts for professional and other services and for the
5 purchase, lease, acquisition, sale, construction, operation, maintenance, and
6 improvements of land, public or private works, and facilities, as the district deems
7 necessary or convenient to accomplish the objects and purposes of the district.

8 (8) To plan, develop, operate, and maintain activities and land uses to foster
9 creation of new jobs, economic development, industry, biomedical research, clinical
10 trials, commerce, manufacturing, relocation of people and businesses to the area, the
11 acquisition of land and improvements, and the construction, operation, and
12 maintenance of facilities, improvements, and infrastructure, including buildings,
13 roads, drainage, and utilities, and other functions and activities to accomplish the
14 objects and purposes of the district and to protect the public health and welfare.

15 (9) To develop, activate, construct, exchange, acquire, improve, repair,
16 operate, maintain, lease, mortgage, sell, and pledge movable and immovable
17 property, servitudes, facilities, and works under such terms and conditions as the
18 district may deem necessary or appropriate for any purpose, notwithstanding the
19 limitations of Chapter 13 of this Title and Chapter 10 of Title 41 of the Louisiana
20 Revised Statutes of 1950.

21 (10) To borrow money and pledge all or part of its revenues, leases, rents,
22 and other income, fees, or resources of any nature as security for such loans.

23 (11) To appoint officers, agents, and employees, including an executive
24 director and staff, prescribe their duties, and fix their compensation.

25 (12) To establish public-private partnerships and joint ventures for the
26 benefit of the district.

27 (13) To solicit, accept, and collect funds, federal, state or local grants,
28 donations, and contributions in cash or in property and to take by will or bequest,
29 donation, devise, or other legal means, in trust or absolutely, real or personal

1 property, whether tangible or intangible, subject to the terms, conditions, or
2 limitations contained in the instrument by which such property is acquired.

3 (14) To acquire real and personal property, including health education and
4 enhancement facilities, by lease, purchase, or donation, including but not limited to
5 the following: land; improvements; oil, gas, and mineral rights; stocks; bonds; notes;
6 and any other things of value. Title thereto shall be taken in the name of the district.

7 (15) To negotiate lease or sale transactions with any public or private
8 educational institution in the manner set forth in R.S. 33:4717.2, including
9 institutions with which the commissioners serving on the board are associated; the
10 only requirement shall be that representatives of such educational institutions may
11 continue to serve but shall recuse themselves from any participation on any issues
12 related to the educational institution they represent, notwithstanding any law to the
13 contrary.

14 (16) To develop and implement a master plan for the district related to
15 biosciences, but in coordination with the Louisiana Board of Regents with respect
16 to public postsecondary educational institutions.

17 (17) To construct, acquire, reconstruct, rehabilitate, improve, repair, operate,
18 lease, as lessor or lessee, or to enter into contracts for the management and operation
19 of wet labs, research facilities, manufacturing facilities, clinics, laboratories, or any
20 other facility, building, or structure in the district which may be of use or benefit to
21 the development of biosciences. The district may construct, acquire, reconstruct,
22 rehabilitate, improve, repair, operate, lease, as lessor or lessee, or enter into contracts
23 for the management and operation of support facilities that are useful, necessary, or
24 convenient, including but not limited to parking facilities, office buildings for
25 researchers, dormitories, homes, or residences for professionals. The district may
26 finance, acquire property for, and plan and acquire, construct, reconstruct,
27 rehabilitate, or improve facilities for, and provide and operate, central services and
28 shared facilities for the common use of institutions or companies in the complex. The
29 district may, at its option, rent, lease, or sell the use of these facilities or services.

1 F. The exercise by the district, through its board, of the powers conferred by
 2 this Chapter are deemed and held to be essential governmental functions of the state.
 3 The district shall not be required to pay any taxes including but not limited to sales
 4 and use taxes, ad valorem taxes, income, or any other taxes of any kind or nature, or
 5 assessments upon any property acquired or leased by the district, or upon the income
 6 therefrom. The district is subject to the Public Bid Law, the Public Records Law, the
 7 Open Meetings Law, and the Code of Governmental Ethics.

8 G.(1) The district may undertake a project which may include but not be
 9 limited to land acquisition, design, construction, renovation, rehabilitation,
 10 equipping, infrastructure, and other improvements or modifications and all
 11 operational expenses including maintenance, utility, and personnel costs and other
 12 activities necessary or convenient thereto. The district may establish projects for
 13 bioscience and health products, including projects related to:

- 14 (a) Research and development.
- 15 (b) Invention and discovery.
- 16 (c) Commercialization.
- 17 (d) Production and manufacturing of goods and products, including facilities
 18 for manufacturing.
- 19 (e) Development of production process and delivery system purposes in,
 20 involved in, based on, or related to or intended to advance the state of knowledge,
 21 skill, and understanding of the biosciences including:
 - 22 (i) Wet laboratories.
 - 23 (ii) Clean rooms.
 - 24 (iii) Dry laboratories.
 - 25 (iv) Research and development facilities.
 - 26 (v) Genetics facilities and equipment.
 - 27 (vi) Pharmaceutical facilities and equipment.
 - 28 (vii) Biotechnology incubators.
 - 29 (viii) Bioscience and biotech health care facilities.

- 1 (ix) Biotech facilities.
- 2 (x) Bioscience facilities.
- 3 (xi) Other similar projects.
- 4 (2) Bioscience education, including health or biotech education programs in
- 5 cooperation with affiliate institutions of higher education.
- 6 (3) Access to public safety facilities and equipment.
- 7 (4) Streets and roads.
- 8 (5) Drainage services.
- 9 (6) Wastewater services.
- 10 (7) Potable water services.
- 11 (8) Telecommunication facilities.
- 12 (9) Demolition of existing structures.
- 13 (10) Chilled water services.
- 14 (11) Steam services.
- 15 (12) Industrial gases services.
- 16 (13) Other utility and process and production services.
- 17 (14) The support of any other type of bioscience projects or safety, security
- 18 (police), parking, housing (student and workforce), conference and meeting facilities,
- 19 transportation (pedestrian and vehicular), emergency preparedness, emergency
- 20 operations, beautification, image, district identity, centralized laundry, janitorial
- 21 services, maintenance services (grass cutting, street cleaning), development and
- 22 enforcement of district standards for buildings (architectural), landscaping, streets
- 23 and sidewalks, lighting, and signage.
- 24 H. All state officers and agencies may render such services to the district
- 25 within their respective functions as requested by the district. In addition, the district
- 26 and agencies may enter into such contracts, cooperative endeavor agreements, or
- 27 other agreements necessary or convenient to carry out the purposes of this Chapter.

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)]

HB 307 Engrossed

2024 Regular Session

Jackson

Abstract: Creates the Shreveport Healthcare and Innovation District as a political subdivision of the state to assist the biomedical institutions and employees in the district with development of bioscience facilities and programs.

Proposed law creates the Shreveport Healthcare and Innovation District as a political subdivision of the state. Provides that the district is created for multiple purposes, including acquiring and developing real estate needed to grow the academic research institutions within the district and facilitating the creation of high paying jobs by assisting the biomedical institutions and employees in the district with development of bioscience facilities and programs.

Proposed law provides that the district is governed by an 11-member board of commissioners composed as follows:

- (1) One member appointed by each of the two members of the La. Senate whose districts encompass an area included within the district.
- (2) One member appointed by the member of the La. House of Rep. whose district encompasses all or the greater portion of the area of the district.
- (3) One member appointed by the Caddo Parish Commission.
- (4) One member appointed by the governing board of the Greater Shreveport Chamber of Commerce.
- (5) One member appointed by the governing board of the Shreveport-Bossier African American Chamber of Commerce.
- (6) The chief executive officer of the Ochsner LSU Health System or his designee.
- (7) The chief executive officer of the Willis Knight Health System or his designee.
- (8) The chancellor of the LSU Health Science Center or his designee.
- (9) The president of Centenary College of Louisiana or his designee.
- (10) The mayor of the city of Shreveport or his designee.

Provides that appointed members serve staggered three-year terms.

Proposed law provides relative to the powers and duties of the district including but not limited to the following:

- (1) To sue and be sued.
- (2) To adopt, use, and alter at will a corporate seal.

- (3) To acquire by gift, grant, purchase, lease, or otherwise and to hold and use property, real, personal, or mixed, tangible or intangible, or any interest therein necessary or desirable for carrying out the objects and purposes of the district.
- (4) To sell, transfer, convey, or alienate any property acquired by it, or any interest therein at any time, by negotiation, to accomplish the objects and purposes of the district.
- (5) To make and collect reasonable charges for the use of property owned by the district and for services rendered by the district and to regulate reasonably the fees and charges to be made by privately owned, leased, or otherwise authorized uses of property owned by the district, or sold or leased by the district, when same are offered for the use of the public.

Proposed law authorizes the district to undertake a project which may include but not be limited to land acquisition, design, construction, renovation, rehabilitation, equipping, infrastructure, and other improvements or modifications and all operational expenses including maintenance, utility, and personnel costs and other activities necessary or convenient thereto. Proposed law additionally authorizes the district to establish projects for bioscience and health products.

Proposed law authorizes all state officers and agencies to render services to the district within their respective functions as requested by the district. Additionally authorizes the district and the agencies to enter into contracts, cooperative endeavor agreements, or other agreements necessary or convenient to carry out the purposes of proposed law.

(Adds R.S. 33:9039.131)

Summary of Amendments Adopted by House

The Committee Amendments Proposed by House Committee on Municipal, Parochial and Cultural Affairs to the original bill:

1. Make technical changes.