

2023 Regular Session

SENATE BILL NO. 70

BY SENATOR FIELDS

SPECIAL DISTRICTS. Authorizes the creation of cooperative economic development districts affiliated with Southern University and Louisiana State University in East Baton Rouge Parish. (gov sig)

1 AN ACT

2 To enact R.S. 33:9038.75, relative to cooperative economic development in and around
3 Southern University and Louisiana State University in East Baton Rouge Parish; to
4 provide for the creation of special taxing districts for such purposes; to provide for
5 the governance and powers and duties of such a district, including the authority to
6 levy taxes and special assessments; to authorize such a district to incur debt and to
7 pledge tax increments to repayment thereof; and to provide for related matters.

8 Notice of intention to introduce this Act has been published.

9 Be it enacted by the Legislature of Louisiana:

10 Section 1. R.S. 33:9038.75 is hereby enacted to read as follows:

11 **§9038.75. College economic development districts**

12 **A.(1) There is hereby created in East Baton Rouge Parish, in which**
13 **Southern University and Louisiana State University, both hereafter in this**
14 **Section referred to as a "college", are located the Southern University**
15 **Economic Development District and the Louisiana State University Economic**
16 **Development District that includes property owned by either of these**
17 **institutions to provide for cooperative economic and community development**

1 among the district, the college, the local governmental subdivision, the state,
2 and the owners of property in the district. Hereafter in this Section, the terms
3 "college economic development district" or "district" refer to a district created
4 pursuant to this Section. Any college economic development district is a political
5 subdivision of the state having all of the rights, powers, privileges, and
6 immunities accorded by law and the Constitution of Louisiana to political
7 subdivisions of the state, subject to the limitations provided in this Section.

8 B.(1)(a) Boundaries for the LSU Economic Development District. The
9 LSU Economic Development District ("LSU EDD") generally encompasses an
10 area within the City of Baton Rouge, Louisiana, an area generally bounded to
11 the north by Old South Baton Rouge, City Park, University Gardens
12 Subdivision, to the south by Brightside Lane, to the west by the East Baton
13 Rouge Parish line, and to the east by Stanford Avenue, West Parker Boulevard
14 and Nicholson Drive, subject to, and less and except, the exclusions as defined
15 below ("District Exclusions"), and being more fully described as follows:

16 Commence at a point which is the intersection of the westward
17 projection of the LSU campus northern property line with the East Baton
18 Rouge Parish line located in the Mississippi River, being the point of beginning;
19 Thence proceed in an easterly direction along the northern boundary of the
20 LSU campus property to its intersection with the east right of way line of the
21 ICRR railroad; Thence proceed in a southeasterly direction along the east right
22 of way line of the ICRR right of way line to a point within the Nicholson
23 Gateway area, which point has Louisiana State Plane South Zone coordinates
24 of X:3326534, Y:695397; Thence proceed through the Nicholson Gateway area
25 N 84° 51' E a distance of 291' more or less to a point; Thence proceed through
26 the Nicholson Gateway area N 07° 15' W a distance of 432' more or less to a
27 point; Thence proceed through the Nicholson Gateway area N 71° 29' E a
28 distance of 168' more or less to a point located on the west right of way line of
29 Nicholson Drive; Thence proceed in a northerly direction along the west right

1 of way line of Nicholson Drive to its intersection with the south right of way line
2 of West Chimes Street; Thence proceed in an easterly direction along the south
3 right of way line of West Chimes Street to its intersection with the east right of
4 way line of Alaska Street, said point also being 20 feet east of the centerline of
5 the street on the LSU campus commonly known as Cypress Drive; Thence
6 proceed southerly and easterly direction on a line parallel to and north of the
7 centerline of said Cypress Drive to its intersection with a point that is 20 feet
8 north of the centerline of Cypress Drive at its intersection with Dalrymple
9 Drive; Thence proceed in a northerly direction at a right angle to the centerline
10 of Cypress Drive a distance of 20 feet to a point that is 40 feet north of the
11 centerline of Dalrymple Drive; Thence proceed in an easterly direction along
12 a line that is 40 feet north of and parallel to the centerline of Dalrymple Drive
13 to a point located east of the southeast corner of the Pentagon Dormitory area,
14 which point has Louisiana State Plane South Zone coordinates of X:3328695,
15 Y:696758; Thence proceed in a northerly direction through the LSU campus
16 property N 22° 46' E a distance of 282 feet more or less to a point; Thence
17 proceed in a northwesterly direction through the LSU campus property N 53°
18 57' W a distance of 240 feet more or less to a point; Thence proceed in a
19 northwesterly direction through the LSU campus property N 70° 58' W a
20 distance of 140 feet more or less to a point; Thence proceed in a northerly
21 direction through the LSU campus property N 02° 17' W a distance of 291 feet
22 more or less to a point; Thence proceed in an easterly direction through the
23 LSU campus property N 87° 34' E a distance of 192 feet more or less to a point;
24 Thence proceed in a southeasterly direction through the LSU campus property
25 S 37° 03' E a distance of 188 feet more or less to a point; Thence proceed in an
26 easterly direction through the LSU campus property S 87° 19' E a distance of
27 380 feet more or less to the southwest corner of Lot A-2-A of the former Antonio
28 Lasavio Property; Thence proceed in an easterly direction along the south line
29 of Lot A-2-A of the former Antonio Lasavio Property to the southeast corner of

1 said Lot A-2-A of the former Antonio Lasavio Property; Thence proceed in a
2 northerly direction along the east line of Lots A-2-A, A-2-B, A-2-C and A-2-D
3 of the former Antonio Lasavio Property to the northeast corner of said Lot A-2-
4 D of the former Antonio Lasavio Property; Thence proceed in a westerly
5 direction along the north line of Lot A-2-D of the former Antonio Lasavio
6 Property to the northwest corner of said Lot A-2-D of the former Antonio
7 Lasavio Property; Thence proceed in a northerly direction along a line which
8 is an extension of the westerly line of Lots A-2-A, A-2-B, A-2-C and A-2-D of the
9 former Antonio Lasavio Property a distance of 115.12' to a point; Thence
10 proceed in an easterly direction along a line which is parallel to the northerly
11 line of Lot A-2-D of the former Antonio Lasavio Property a distance of 330.59'
12 to a point which is the east line of a former access servitude; Thence proceed in
13 a southerly direction along a line which is parallel to the easterly line of Lot A-
14 2-D of the former Antonio Lasavio Property, which line is the east line of a
15 former access servitude to its intersection with the north right of way line of
16 West State Street; Thence proceed in an easterly direction along the north right
17 of way line of West State Street to the southeast corner of Tract A-2-A of the
18 former Losavio Realty Property; Thence proceed in a northerly direction along
19 the east line of said Tract A-2-A of the Losavio Realty Property to the northeast
20 corner of said Tract A-2-A; Thence proceed in a westerly direction along the
21 north line of said Tract A-2-A of the Losavio Realty Property to the northwest
22 corner of said Tract A-2-A being the east right of way line of Spruce Lane;
23 Thence proceed in a northerly direction along the east right of way line of
24 Spruce Lane to the intersection of the south right of way line of Aster Street
25 with the east right of way line of Spruce Lane; Thence proceed in a westerly
26 direction along the south right of way line of Aster Street to its intersection with
27 the east right of way line of Alaska Street; Thence proceed in a northerly
28 direction along the east right of way line of Alaska Street to the southwest
29 corner of Lot 7, Sq. G, University Terrace Subdivision; Thence proceed in an

1 easterly direction along the south line of Lot 7, Sq. G, University Terrace to the
2 southeast corner of Lot 7; Thence proceed in a northerly direction along the
3 east line of Lots 1 thru 7, Sq. G, University Terrace Subdivision to the
4 intersection with the south right of way line of West Roosevelt Street; Thence
5 proceed in an easterly direction along the south right of way line of West
6 Roosevelt Street to the northeast corner of University Terrace School; Thence
7 proceed in a southerly direction along the east line of University Terrace School
8 a distance of 464 feet more or less to the southwest corner of the Edward J. Gay
9 Apartment Complex; Thence proceed in an easterly direction along the south
10 line of the Edward J. Gay Apartment Complex a distance of 484 feet more or
11 less to a point located 20 feet east of the centerline of Spruce Lane; Thence
12 proceed in a northerly direction along a line that is 20 feet east of and parallel
13 to the centerline of Spruce Lane a distance of 462 feet more or less to its
14 intersection with the south right of way line of West Roosevelt Street; Thence
15 proceed in an easterly direction along the south right of way line of West
16 Roosevelt Street, extending across Highland Road to the east right of way line
17 of Highland Rd; Thence proceed in a southeasterly direction along the east right
18 of way line of Highland Road to the south line of Tract Z-0, South Baton Rouge;
19 Thence proceed southeasterly along the south line of Tract Z-0, South Baton
20 Rouge to a point which is on a line which is the northerly extension of the
21 westerly line of Lot 12 Sq. A, Arbour Place; Thence proceed in a southeasterly
22 direction along a line which is the northerly extension of the westerly line of Lot
23 12 Sq. A, Arbour Place to the northwest corner of Lot 12 Sq. A, Arbour Place;
24 Thence proceed in a southwesterly direction along the north line of Arbour
25 Place to the northwest corner of Lot 10 Sq. A, Arbour Place; Thence proceed
26 in a southeasterly direction along the west line of Lot 10 Sq. A, Arbour Place to
27 the north right of way line of East State Street; Thence proceed in a
28 northeasterly direction along the north right of way line of East State Street to
29 its intersection with the west right of way line of Dalrymple Drive; Thence

1 proceed in a northeasterly direction along the west right of way line of
2 Dalrymple Drive to the northeast corner of Lot A of Lot 27, Richland
3 Plantation; Thence proceed in a westerly direction along the north line of Lot
4 A and Lot B-2 of Lot 27, Richland Plantation to the southeast corner of Lot Y
5 of the G.A. Peterkin property; Thence proceed in a northeasterly direction
6 along the east line of Lot Y and Z of the G.A. Peterkin property to the south line
7 of lot 8-A-1-A-1 Sq. 6, Lake Crest Subdivision; Thence proceed in a
8 southeasterly direction along the south line of Lots 1 through 8-A-1-A-1-A Sq.
9 6, Lake Crest Subdivision to the west right of way line of Dalrymple Drive;
10 Thence proceed in a northerly direction along the west right of way line of
11 Dalrymple Drive to its intersection of the north edge of the westbound roadway
12 of Interstate 10, as it existed in April of 2023; Thence proceed in a northwesterly
13 direction along the northern edge of the westbound roadway of Interstate 10,
14 as it existed in April of 2023, until its intersection with the northern edge of the
15 Interstate 10 on-ramp from Dalrymple Drive, as it existed in April of 2023;
16 Thence proceed in a northeasterly direction along the north right of way line of
17 the Interstate 10 on-ramp from Dalrymple Drive as it existed in April of 2023
18 and its extension to its intersection with the west right of way line of Dalrymple
19 Drive; Thence proceed in an easterly direction across Dalrymple Drive to a
20 point which is 30 feet east of the centerline of Dalrymple Drive as it existed in
21 April of 2023; Thence proceed in a southerly direction along a line which is 30
22 feet east of and parallel to the centerline of Dalrymple Drive as it existed in
23 April of 2023 to a point having Louisiana State Plane South Zone coordinates
24 of X=3332749, Y=701516; Thence proceed in an easterly direction N 88° 01' E
25 a distance of 32 feet more or less to a point on the existing water's edge of City
26 Park Lake as it existed in April of 2023; Thence proceed in a general
27 southeasterly direction following along the various meanders of the water's edge
28 of City Park Lake as it existed in April of 2023, through and including the small
29 adjoining lake commonly known as Lake Erie, continuing on through where

1 City Park Lake connects with University Lake as they existed in April of 2023,
2 continuing through University Lake (Excluding the peninsula that extends
3 westward, into the University Lake, formerly known as the Hal Phillips
4 property, commonly known as the Bird Sanctuary as it existed in April of 2023)
5 on a line coincident with the existing adjacent East Lakeshore Drive roadway),
6 continuing through to its intersection with the water's edge adjacent to Stanford
7 Ave, continuing along the water's edge adjacent to the west right of way line of
8 Stanford Ave, around the condominium formerly known as Stanford on the
9 Point, to the water's edge adjacent to South Lakeshore Drive, thence continuing
10 westerly and then southerly around the peninsula which comprises Magnolia
11 Ridge Subdivision, to its intersection with the west right of way line of Stanford
12 Avenue; Thence proceed in a southwesterly direction along the west right of
13 way line of Stanford Avenue to its intersection with the south right of way line
14 of West Lakeshore Drive; Thence proceed in a westerly direction along the
15 south right of way line of West Lakeshore Drive to a point which intersects the
16 northerly extension of the west right of way line of Princeton Avenue as it was
17 originally platted in 1923; Thence proceed in a southwesterly direction along the
18 west right of way line of Princeton Avenue as it was originally platted in 1923,
19 to the original northeast corner of Lot 6 Sq. 14, College Town Subdivision;
20 Thence proceed in a southwesterly direction thru College Lake to the most
21 northerly corner of Lot 8 Sq. 14, College Town Subdivision; Thence proceed in
22 a westerly direction along the northerly line of remaining portion of Lot 1 Sq.
23 14 College Town Subdivision to its intersection with the north right of way line
24 of Harvard Avenue as it was originally platted; Thence proceed in a
25 southwesterly direction with the north right of way line of Harvard Avenue as
26 it was originally platted to the northeast corner of Le Havre Townhome
27 Community; Thence proceed in a northwesterly direction along the north line
28 of Le Harve Townhome Community to its intersection with the east right of way
29 line of East Parker Boulevard; Thence proceed in a southwesterly direction

1 along the east right of way line of East Parker Boulevard to its intersection with
2 the north right of way line of Highland Road; Thence proceed in a southeasterly
3 direction along the north right of way line of Highland Road to its intersection
4 with the west right of way line of LSU Avenue; Thence proceed in a
5 southwesterly direction across Highland Road to the southeast corner of the
6 former Gulf Oil Corporation property located on the south side of Highland
7 Road; Thence proceed in a southwesterly, then westerly, then northeasterly
8 direction around the perimeter of the former Gulf Oil Corporation property
9 and Tract A-1-A of a Portion of the Materiste property until it intersects with
10 the south right of way line of Highland Road; Thence proceed in a
11 northwesterly direction along the south right of way line of Highland Road until
12 it intersects with the east right of way line of West Parker Boulevard; Thence
13 proceed in a southwesterly direction along the east right of way line of West
14 Parker Boulevard to its intersection with the north right of way line of Burbank
15 Drive; Thence proceed in a southeasterly direction along the north right of way
16 line of Burbank Drive across East Boyd Drive to its intersection with the east
17 right of way line of East Boyd Drive; Thence proceed in a northeasterly
18 direction along the east right of way line of East Boyd Drive to the most
19 northerly corner of Lot 7 Block 12 University View Homesites; Thence proceed
20 in a southeasterly direction along the north line of said Lot 7 Block 12
21 University View Homesites to the most easterly corner of said Lot 7 Block 12
22 University View Homesites; Thence proceed in a southwesterly direction along
23 the east line of said Block 12 University View Homesites across Burbank Drive
24 to the most southerly corner of Lot S Block 12 University View Homesites;
25 Thence proceed in a northwesterly direction along the south line of said Lot S
26 Block 12 University View Homesites to the southwest corner of said Lot S Block
27 12 University View Homesites located on the east right of way line of East Boyd
28 Drive; Thence proceed in a westerly direction across East Boyd Drive to the
29 southeast corner of Tract 2A-3 of the James T. Amiss Property, which is located

1 on the west right of way line of East Boyd Drive; Thence proceed in a
2 northwesterly direction along the southwesterly line of Tracts 2A-3 and 2A-2 of
3 the said James T. Amiss Property to the most westerly corner of said Tract 2A-2
4 of the said James T. Amiss Property; Thence proceed in a northeasterly
5 direction along the northwesterly line of Tracts 2A-2 of the said James T. Amiss
6 Property to the most northerly corner of said Tract 2A-2 of the James T. Amiss
7 Property, which is located on the south right of way line of Burbank Drive;
8 Thence proceed in a northwesterly direction along the south right of way line
9 of Burbank Drive to the most northerly corner of Tract 2A-1-A-1-A of the
10 James T. Amiss Property; Thence proceed in a southerly, then westerly, then
11 northwesterly direction of the south line of Tracts 2A-1-A-1-A and 2A-1-A-1-C-
12 1 of the James T. Amiss Property to the most northerly corner of Tract 2A-1-A-
13 1-C-2-B of the James T. Amiss Property; Thence proceed in a southeasterly
14 direction along the east line of Tract 2A-1-A-1-C-2-B of the said James T. Amiss
15 Property, continuing along the said line along its extension until it intersects the
16 northerly line of Tract 2A-1-A-1-C-3-A-1-A-1 of the James T. Amiss Property;
17 Thence proceed in a southwesterly direction along the north line of Tract 2A-1-
18 A-1-C-3-A-1-A-1 of the James T. Amiss Property to the north right of way line
19 of Nicholson Dr.; Thence proceed in a southeasterly direction along the north
20 right of way line of Nicholson Dr. to the most southerly corner of Tract 2A-1-A-
21 1-C-3-A-1-A-1 of the James T. Amiss Property; Thence proceed in a
22 northeasterly direction along the east line of Tracts 2A-1-A-1-C-3-A-1-A-1 of
23 the James T. Amiss Property to the most easterly corner of Tract 2A-1-A-1-C-3-
24 A-1-A-1 of the said James T. Amiss Property; Thence continue in a
25 southeasterly direction along the extension of the east line of Tract 2A-1-A-1-C-
26 3-A-1-A-1 of the James T. Amiss Property to its intersection with the southeast
27 line of Tract 2A-1-A-2-A-1-B-1 of the James T. Amiss Property; Thence proceed
28 in a southwesterly direction along the southeast line of Tract 2A-1-A-2-A-1-B-1
29 of the James T. Amiss Property to the most northerly corner of Tract 2B-1-B

1 of the James T. Amiss Property; Thence proceed in a southeasterly direction
2 along the northeast line of Tracts 2B-1-B, 2B-1-C and Tract 1 of the James T.
3 Amiss Property and its extension to the east right of way line of East Boyd
4 Drive; Thence proceed in a southwesterly direction along the east right of way
5 line of East Boyd Drive to the most northerly corner of Tracts 2-A-1 of the
6 James T. Amiss Property; Thence proceed in a southeasterly direction along the
7 northeast line of Tract 2-A-1 of the James T. Amiss Property to the most
8 easterly corner of Tract 2-A-1 of the said James T. Amiss Property; Thence
9 proceed in a southwesterly direction along the southeast line of Tract 2-A-1 of
10 the James T. Amiss Property to the most northerly corner of Lot 1 University
11 South Subdivision; Thence proceed in a southeasterly direction along the
12 northeast line of Lot 1 University South Subdivision to a point on the west right
13 of way line of Jennifer Jean Drive; Thence proceed in a southwesterly direction
14 along the west right of way line of Jennifer Jean Drive to its intersection with
15 the east right of way line of Nicholson Drive; Thence proceed in a southeasterly
16 direction along the east right of way line of Nicholson Drive to a point which is
17 on a line of the extension of the north line of an existing drainage right of way
18 located on the west side of Nicholson Drive, which line is also an extension of the
19 most southerly line of Tigerland Acres Subdivision; Thence proceed in a
20 westerly direction across Nicholson Drive along a line being the extension of the
21 said north line of an existing drainage right of way located on the west side of
22 Nicholson Drive, to the southeast corner of Tigerland Acres Subdivision;
23 Thence proceed in a northerly direction along the easterly line of Lots 1 through
24 12 of Tigerland Acres Subdivision to the northeast corner of Lot 1, said
25 Tigerland Acres Subdivision; Thence proceed in an easterly direction along the
26 southerly line of Lot B-2 of Tigerland Acres Subdivision to the eastern corner
27 of Tract X of Tigerland Acres Subdivision, said point being on the west right of
28 way line of the Illinois Central Railroad right of way; Thence proceed in a
29 northwesterly direction along the west right of way line of the Illinois Central

1 Railroad right of way to the most northerly corner of Lot B-2 of Tigerland
2 Acres Subdivision; Thence proceed in a southwesterly direction along the
3 northerly line of Lot B-2 of Tigerland Acres Subdivision to a point on the east
4 right of way line of Alvin Dark Avenue; Thence proceed in a northerly direction
5 along the east right of way line of Alvin Dark Avenue to its intersection with the
6 south right of way line of Bob Pettit Boulevard; Thence proceed in a northerly
7 direction across Bob Pettit Boulevard to the southeast corner of Lot 60
8 Tigerland Acres Subdivision, said point being located on the north right of way
9 line of Bob Pettit Boulevard; Thence proceed in a northerly direction along the
10 east line of Lot 60 Tigerland Acres Subdivision to the northeast corner of said
11 Lot 60 Tigerland Acres Subdivision; Thence proceed in a southwesterly
12 direction along the north line Tigerland Acres Subdivision to the northwest
13 corner of said Tigerland Acres Subdivision, said point being the northeast
14 corner of the called 100 Ac tract, said tract comprising the Louisiana School for
15 the Deaf; Thence proceed in a southwesterly then southerly direction along the
16 north and west perimeter of the called 100 Ac tract, said tract comprising the
17 Louisiana School for the Deaf to a point on the north line of the existing City of
18 Baton Rouge Fire station No. 15; Thence proceed in a northwesterly then
19 southwesterly direction along the perimeter of the property line of the existing
20 City of Baton Rouge Fire station No. 15 to a point on the north right of way line
21 of Brightside Drive; Thence proceed in a northwesterly direction along the
22 north right of way line of Brightside Drive and its westward extension thereof
23 to the East Baton Rouge Parish Line located in the Mississippi River; Thence
24 proceed in a northerly direction along the East Baton Rouge Parish Line to the
25 point of beginning.

26 (b) The following areas shall be excluded from the district:

27 Commence at a point which is the northwest corner of Lot 8-A, Square
28 E, Arbour Place Subdivision, which point is located on the south right of way
29 line of East State Street; Thence proceed in a northeasterly direction along the

1 south right of way line of East State Street to the northeast corner of Lot 3, Sq.
2 4, Louisiana Terrace Subdivision, said point is also on the property line of the
3 LSU campus property; Thence proceed in a southerly direction along the east
4 line of Louisiana Terrace Subdivision to the southeast corner of Lot 10 Sq. 4,
5 Louisiana Terrace Subdivision; Thence proceed in a westerly direction along
6 the south line of Lot 10 Sq. 4, Louisiana Terrace Subdivision to its intersection
7 with the east right of way line of Carlotta Street; Thence proceed in a southerly
8 direction along the east right of way line of Carlotta Street to the north line of
9 the LSU Campus Property; Thence proceed in a westerly direction along the
10 north line of the LSU campus property to a point having Louisiana State Plane
11 South Zone coordinates of X:3331241, Y:697168; Thence proceed in a southerly
12 direction through the LSU campus property S 02° 22' E a distance of 165 feet
13 more or less to a point; Thence proceed in a westerly direction through the LSU
14 campus property S 87° 41' W a distance of 152 feet more or less to a point;
15 Thence proceed in a southerly direction through the LSU campus property S
16 02° 02' E a distance of 154 feet more or less to a point; Thence proceed in an
17 easterly direction through the LSU campus property N 77° 36' E a distance of
18 139 feet more or less to a point; Thence proceed in a northerly direction
19 through the LSU campus property N 01° 51' W a distance of 110 feet more or
20 less to a point; Thence proceed in an easterly direction through the LSU campus
21 property N 88° 48' E a distance of 165 feet more or less to a point; Thence
22 proceed in a southerly direction through the LSU campus property S 01° 40' E
23 a distance of 311 feet more or less to a point located 30 feet north of the
24 centerline of Dalrymple Drive; Thence proceed in a westerly direction on a line
25 parallel to and 30 feet north of the centerline of Dalrymple Drive to a point on
26 the westerly line of the area commonly known as Fraternity Row, said point
27 having Louisiana State Plane South Zone coordinates of X:3330524, Y:696768;
28 Thence proceed in a northerly direction through the LSU campus property N
29 00° 02' E a distance of 106 feet more or less to a point; Thence proceed in a

1 northeasterly direction through the LSU campus property N 25° 24' E a
2 distance of 96 feet more or less to a point; Thence proceed in an easterly
3 direction through the LSU campus property N 87° 52' E a distance of 122 feet
4 more or less to a point; Thence proceed in a northerly direction through the
5 LSU campus property N 02° 33' W a distance of 108 feet more or less to a point;
6 Thence proceed in a westerly direction through the LSU campus property S 87°
7 51' W a distance of 144 feet more or less to a point; Thence proceed in a
8 northerly direction through the LSU campus property N 01° 56' W a distance
9 of 148 feet more or less to a point located on the south right of way line of East
10 Chimes Street; Thence proceed in an easterly direction along the south right of
11 way line of East Chimes Street to a point which is in line with the southerly
12 extension of the west line of original Lot 6 of Campus Hill subdivision, (Now a
13 portion of Tract VP-1); Thence proceed in a northerly direction along a line
14 with the southerly extension of the west line of original Lot 6 of Campus Hill
15 subdivision to the north line of Tract VP-1; Thence proceed in a westerly
16 direction along the north line of Tract VP-1 to a point which is the most easterly
17 corner of Lot X-1-A Sq. E Arbour Place; Thence proceed in a northerly then
18 westerly direction along the north line of Lot X-1-A Sq. E Arbour Place, to a
19 point being the southwest corner of Lot 11 Sq. E, said Arbour Place; Thence
20 proceed in a northwesterly direction along the west line of Lots 10 and 11 Sq.
21 E, Arbour Place to the southeast corner of Lot 3 Sq. E, Arbour Place; Thence
22 proceed in a southwesterly direction along the south line of Lot 3 Sq. E Arbour
23 Place to the east right of way line of Highland Rd; Thence proceed in a
24 northerly direction along the east right of way line of Highland rd. to the
25 northwest corner of Lot 3 Sq. E Arbour place; Thence proceed in a
26 northeasterly direction along the north line of Lot 3 sq. E Arbour Place to the
27 northeast corner of Lot 3 Sq. E Arbour Place; Thence proceed in a
28 northwesterly direction along the west line of Lot8-A Sq. E, Arbour Place to the
29 south right of way line of East State Street, the actual Point of Beginning.

1 Commence at a point that is 25 feet west of the centerline of Dalrymple Drive,
2 having Louisiana State Plane South Zone coordinates of X=3331747, Y=697168,
3 being adjacent to the intersection of east Fraternity Circle and Dalrymple Dr.,
4 the actual Point of Beginning; Thence proceed in a southerly direction along a
5 line 25 feet west of and parallel to the centerline of Dalrymple Drive to a point
6 5 feet north of the north curb of East Fraternity Circle; Thence proceed in a
7 westerly then northerly direction along a curved line that is 5 feet north of and
8 parallel to the north curb of East Fraternity Circle to a point having Louisiana
9 State Plane South Zone coordinates of X=3331550, Y=697086; Thence proceed
10 in a northerly direction through the LSU campus property N 04° 57' E a
11 distance of 30 feet more or less to a point; Thence proceed in a westerly
12 direction through the LSU campus property N 84° 08' W a distance of 16 feet
13 more or less to a point; Thence proceed in a northerly direction through the
14 LSU campus property N 04° 17' E a distance of 63 feet more or less to a point;
15 Thence proceed in an easterly direction through the LSU campus S 86° 26' E a
16 distance of 206 feet more or less to a point 25 feet west of the centerline of
17 Dalrymple Drive, the actual Point of Beginning. Commence at a point that is 30
18 feet north of the centerline of Dalrymple Drive, having Louisiana State Plane
19 South Zone coordinates of X=3331621, Y=696759, the actual Point of Beginning;
20 Thence proceed in a southwesterly direction curving along a line 30 feet north
21 of and parallel to the centerline of Dalrymple Drive to a point having Louisiana
22 State Plane South Zone coordinates X=3331466, Y=696682; Thence proceed in
23 a northerly direction through the LSU campus property N 01° 39' W a distance
24 of 121 feet more or less to a point; Thence proceed in a northeasterly direction
25 through the LSU campus property N 58° 12' E a distance of 108 feet more or
26 less to a point; Thence proceed in a southeasterly direction through the LSU
27 campus property S 33° 10' E a distance of 122 feet more or less to a point on the
28 north side of Dalrymple Drive, the actual Point of Beginning. Commence at a
29 point that is 25 feet east of the centerline of Dalrymple Drive, having Louisiana

1 State Plane South Zone coordinates of X=3331809, Y=697282, the actual Point
2 of Beginning; Thence proceed in an easterly direction through the LSU campus
3 property S 83° 54' E a distance of 462 feet more or less to a point located on the
4 water's edge of University Lake as it existed in April of 2023; Thence proceed
5 in a southeasterly direction along the meanders of the water's edge of University
6 Lake as it existed in April of 2023 to a point having Louisiana State Plane South
7 Zone coordinates of X=3332627, Y=696981; Thence proceed in a southwesterly
8 direction through the LSU campus property along a line S 05° 13' W a distance
9 of 207 feet more or less to a point located 25 feet north of the centerline of West
10 Lakeshore Drive; Thence proceed in a northwesterly direction curving along a
11 line 25 feet north of and parallel to the centerline of West Lakeshore Drive, The
12 Roundabout and Dalrymple Drive to a point being 25 feet east of the centerline
13 of Dalrymple Drive, the actual Point of Beginning; Commence at a point on the
14 centerline of West Lakeshore Drive on the bridge which crosses the Corporation
15 Canal having Louisiana State Plane South Zone coordinates of X=3332192,
16 Y=694238, on the centerline of the canal as it existed in April of 2023, the actual
17 Point of Beginning; Thence proceed in a westerly direction through the LSU
18 campus property along a line S 84° 54' W a distance of 157 feet more or less to
19 a point; Thence proceed in a northwesterly direction through the LSU campus
20 property along a line N 26° 10' W a distance of 133 feet more or less to a point;
21 Thence proceed in a northwesterly direction through the LSU campus property
22 along a line N 79° 14' W a distance of 457 feet more or less to a point; Thence
23 proceed in a northwesterly direction through the LSU campus property along
24 a line N 69° 54' W a distance of 300 feet more or less to a point; Thence proceed
25 in a southwesterly direction through the LSU campus property along a line S
26 81° 48' W a distance of 302 feet more or less to a point; Thence proceed in a
27 westerly direction through the LSU campus property along a line N 85° 44' W
28 a distance of 513 feet more or less to a point on the east side of Highland Road
29 located 30 feet from the centerline of Highland Road; Thence proceed in a

1 northerly direction on a line 30 feet east of and parallel to the centerline of
2 Highland Road to a point having Louisiana State Plane South Zone coordinates
3 of X=3330390, Y=695584, and being 30 feet east of the centerline of Highland
4 Road; Thence proceed in an easterly direction through the LSU campus
5 property along a line N 89° 01' E a distance of 723 feet more or less to a point
6 30 feet east of the centerline of East Campus Drive; Thence proceed in a
7 northerly direction along a line 30 feet east of and parallel to the centerline of
8 East Campus Drive N 02° 43' W a distance of 276 feet more or less to a point on
9 the approximate centerline of an access drive; Thence proceed in an easterly
10 direction along the approximate centerline of an access drive N 87° 47' E 600
11 feet more or less to a point; Thence proceed in a southerly direction along the
12 approximate easterly edge of an access drive S 02° 23' E a distance of 651 feet
13 more or less to a point in the centerline of South Campus Drive; Thence proceed
14 in an easterly direction along the approximate centerline of South Campus
15 Drive N 87° 45' E a distance of 272 feet more or less to a point located on the
16 centerline of the bridge which crosses the Corporation Canal, having Louisiana
17 State Plane South Zone coordinates of X=3332000, Y=695255, to the centerline
18 of the canal as it existed in April of 2023; Thence proceed in a southerly
19 direction along the centerline of Corporation Canal as it existed in April of 2023
20 to its intersection with the centerline of the bridge over West Lakeshore Drive,
21 the actual Point of Beginning. Commence at a point on the east side of
22 Dalrymple Drive located 30 feet from the centerline of Dalrymple Drive said
23 point being on the water's edge of University Lake as it existed in April of 2023,
24 having Louisiana State Plane South Zone coordinates of X=3332074, Y=698359,
25 the actual Point of Beginning; Thence proceed along the meanders of the
26 water's edge of University Lake as it existed in April of 2023 in a southeasterly,
27 then southerly, then southwesterly direction to a point which is on the south line
28 of original lot 27 of Richland Plantation, said point also being on the north line
29 of the LSU campus property, having Louisiana State Plane South Zone

1 coordinates of X=3332210, Y=697929; Thence proceed in westerly direction
2 along the north line of the LSU Campus property N 84° 50' W a distance of 328
3 feet more or less to a point located 30 feet east of the centerline of Dalrymple
4 Drive; Thence proceed in a northeasterly direction curving along a line 30 feet
5 east of and parallel to the centerline of Dalrymple Drive to a point located 30
6 feet east of the centerline of Dalrymple Drive, the actual Point of Beginning.
7 Commence at a point which is the intersection of the west right of way line of
8 West Parker Boulevard with the north right of way line of Burbank Drive, the
9 actual Point of Beginning; Thence proceed in a northwesterly direction along
10 the north right of way line of Burbank Drive to the centerline of the Bayou
11 Fountain drainage canal as it existed in April of 2023; Thence proceed in a
12 northwesterly direction along the centerline of the Bayou Fountain drainage
13 canal as it existed in April of 2023 to the south right of way line of Gourrier
14 Avenue; Thence proceed in a southeasterly direction along the south right of
15 way line of Gourrier Avenue to a point having Louisiana State Plane South
16 Zone coordinates of X=3330266, Y=692237; Thence proceed in a northerly
17 direction across Gourrier Avenue and then through the LSU campus property
18 N 08° 25' E a distance of 173 feet more or less to a point; Thence proceed in a
19 southeasterly direction through the LSU campus property S 80° 23' E a distance
20 of 318 feet more or less to a point; Thence proceed in a southwesterly direction
21 through the LSU campus property and then across Gourrier Avenue S 10° 21'
22 W a distance of 173 feet more or less to a point on the south right of way line of
23 Gourrier Avenue; Thence proceed in a southeasterly direction along the south
24 right of way line of Gourrier Avenue to its intersection with the west right of
25 way line of West Parker Boulevard; Thence proceed in a southwesterly
26 direction along the west right of way line of West Parker Boulevard to its
27 intersection with the north right of way line of Burbank Drive, the actual Point
28 of Beginning; Commence at a point on the west side of West Lakeshore Drive
29 located 25 feet from the centerline of West Lakeshore Drive, having Louisiana

1 State Plane South Zone coordinates of X=3332969, Y=695815, the actual Point
2 of Beginning; Thence proceed in a southwesterly direction through the LSU
3 campus property S 66° 51' W a distance of 163 feet more or less to a point;
4 Thence proceed in a southeasterly direction through the LSU campus property
5 S 27° 10' E a distance of 289 feet more or less to a point; Thence proceed in a
6 southeasterly direction through the LSU campus property S 14° 43' E a distance
7 of 192 feet more or less to a point; Thence proceed in a southeasterly direction
8 through the LSU campus property S 10° 04' E a distance of 78 feet more or less
9 to a point; Thence proceed in a northeasterly direction through the LSU
10 campus property N 74° 03' E a distance of 89 feet more or less to a point;
11 Thence proceed in a northwesterly direction through the LSU campus property
12 N 15° 57' W a distance of 42 feet more or less to a point; Thence proceed in a
13 northeasterly direction through the LSU campus property N 74° 03' E a
14 distance of 105 feet more or less to a point on the west side of West Lakeshore
15 Drive located 25 feet west of the centerline of West Lakeshore Drive; Thence
16 proceed in a northwesterly direction on a curved line that is 25 feet west of and
17 parallel to the centerline of West Lakeshore Drive, to a point, the actual Point
18 of beginning. Commence at a point on the west side of West Lakeshore Drive
19 located 25 feet west of the centerline of West Lakeshore Drive, having Louisiana
20 State Plane South Zone coordinates of X=3333224, Y=695197, the actual Point
21 of Beginning; Thence proceed in a southwesterly direction through the LSU
22 campus property S 72° 57' W a distance of 203 feet more or less to a point;
23 Thence proceed in a southeasterly direction through the LSU campus property
24 S 10° 04' E a distance of 130 feet more or less to a point; Thence proceed in a
25 southeasterly direction through the LSU campus property S 21° 34' E a distance
26 of 262 feet more or less to a point; Thence proceed in a northeasterly direction
27 through the LSU campus property N 72° 09' E a distance of 185 feet more or
28 less to a point; Thence proceed in a northwesterly direction on a curved line
29 that is 25 feet west of and parallel to the centerline of West Lakeshore Drive to

1 a point that is located 25 feet west of the centerline of West Lakeshore Drive, the
2 actual Point of beginning. Commence at a point on the west side of West
3 Lakeshore Drive located 25 feet west of the centerline of West Lakeshore Drive,
4 having Louisiana State Plane South Zone coordinates of X=3333339, Y=694776,
5 the actual Point of Beginning; Thence proceed in a southwesterly direction
6 through the LSU campus property S 72° 11' W a distance of 171 feet more or
7 less to a point; Thence proceed in a southeasterly direction through the LSU
8 campus property S 17° 30' E a distance of 128 feet more or less to a point;
9 Thence proceed in a southwesterly direction through the LSU campus property
10 S 75° 59' W a distance of 114 feet more or less to a point; Thence proceed in a
11 northwesterly direction through the LSU campus property N 15° 01' W a
12 distance of 113 feet more or less to a point; Thence proceed in a southwesterly
13 direction through the LSU campus property S 72° 12' W a distance of 678 feet
14 more or less to a point the east side of South Campus Drive located 15 feet east
15 of the centerline of South Campus Drive; Thence proceed in a southwesterly
16 direction on a curved line that is 15 feet east of and parallel to the centerline of
17 South Campus Drive to a point that is located 25 feet north of the centerline of
18 West Lakeshore Drive; Thence proceed in an easterly then northwesterly
19 direction on a curved line that is 25 feet north and west of and parallel to the
20 centerline of West Lakeshore Drive to a point that is located 25 feet west of the
21 centerline of West Lakeshore Drive, the actual Point of beginning. Commence
22 at a point which is the on the north right of way line of West Chimes St at the
23 southwest corner of Lot 2, Campanile View, the point of beginning; Thence
24 proceed in a northerly direction to the northwest corner of Lot 2, Campanile
25 View; Thence proceed in an easterly direction along the north line of Lots 2
26 through 13-A Campanile View to the northeast corner of Lot 13-A, Campanile
27 View; Thence proceed in a southerly direction along the east line of Lot 13-A
28 Campanile View to the north right of way line of West Chimes St; Thence
29 proceed along the north right of way line of West Chimes St to the southwest

1 corner of Lot 2 Campanile View, the point of beginning.

2 (c) Notwithstanding anything in this above property description to the
3 contrary, whether are not specifically identified or not, no portion of the LSU
4 EDD shall include any tract of land that is used for residential purposes, except
5 for hotels, motels, inns and/or bed and breakfasts for temporary occupancy, in
6 any form or fashion, including, without limitation, private and/or public homes,
7 residences, housing, dwellings, apartments, studios, flats, townhomes,
8 condominiums, cooperatives, residential rooms, residential beds, dormitories,
9 student residences and housing, student apartments, fraternity houses, sorority
10 houses, student residential quarters and/or other form or housing, as of the
11 effective date of this Act, individually and collectively "Residential Properties".

12 All Residential Properties are deemed District Exclusions. In the event that the
13 description of the LSU EDD set forth above includes any of the District
14 Exclusions, such District Exclusion shall not be considered as a component of
15 the LSU EDD.

16 (2)(a) The Southern University Economic Development District ("SU
17 EDD") encompasses an area within the Parish of East Baton Rouge, Louisiana
18 generally bounded to the north by the northern line of Township 6 South,
19 Range 1 West, Greensburg Land District, Louisiana and Baton Rouge Barge
20 Canal Road, to the south by Choctaw Drive, to the west by the Mississippi
21 River, and to the east by Scenic Highway, and Kansas City Southern Rail
22 subject to, and less and except, the exclusions as defined below ("District
23 Exclusions"), and being more fully described as follows:

24 Commence at the point of intersection of the northern line of Township
25 6 South, Range 1 West, Greensburg Land District, Louisiana and the western
26 limits of East Baton Rouge Parish, being within the Mississippi River; Thence
27 easterly along the northern line of Township 6 South, Range 1 West,
28 Greensburg Land District, Louisiana to the intersection of the northwest Right-
29 of-Way of Baton Rouge Barge Canal Road; Thence northeasterly along said

1 Right-of-Way of Baton Rouge Barge Canal Road and across Scenic Highway to
2 the intersection of the east Right-of-Way of Scenic Highway; Thence
3 southeasterly along said Right-of-Way of Scenic Highway approximately 477
4 feet to a point, being the south boundary of Shady Acres subdivision; Thence
5 northeasterly along said boundary of Shady Acres subdivision to the
6 intersection of the west boundary of Lot 80 of Shady Acres subdivision; Thence
7 north northeasterly along the west boundary of Lot 80 of Shady Acres
8 subdivision to the intersection of south Right-of-Way of Rafe Meyer Road;
9 Thence easterly along said Right-of-Way of Rafe Meyer Road and continue
10 across Scotland-Zachary Highway to the intersection of the east Right-of-Way
11 of Scotland-Zachary Highway; Thence southwesterly along said Right-of-Way
12 of Scotland-Zachary Highway to the intersection of the south Right-of-Way of
13 Blount Road; Thence southwesterly along said Right-of-Way of Blount Road to
14 the intersection of the east Right-of-Way of Scenic Highway; Thence turning
15 approximately 116 degrees to the right and continue northwesterly across
16 Blount Road and along said Right-of-Way of Scenic Highway approximately
17 1690 feet to a point; Thence turning approximately 94 degrees to the left and
18 continue southwesterly across Scenic Highway and along the south boundary
19 of Tract1-A of Highland Farms to the intersection of the east Right-of-Way of
20 Kansas City Southern Rail; Thence northwesterly along said Right-of-Way of
21 Kansas City Southern Rail approximately 113 feet to a point; Thence turning
22 approximately 67 degrees to the left and continue westerly across Kansas City
23 Southern Rail to the intersection of the west Right-of-Way of Kansas City
24 Southern Rail and north boundary of Crestworth 2nd Filing subdivision; Thence
25 continue westerly along north boundary of Crestworth 2nd Filing subdivision
26 to the intersection of the west boundary of Crestworth 2nd Filing subdivision;
27 Thence southerly and southwesterly along the west boundaries of Crestworth
28 2nd Filing, Crestworth 1st Filing, and Highland Farms subdivisions to the
29 intersection of the north boundary of Tract NWWTP; Thence easterly along the

1 north boundary of Tract NWWTP, across Avenue M and to the intersection of
2 the west Right-of-Way of Avenue L; Thence southerly along the west Right-of-
3 Way of Avenue L being common with the boundary of Tract NWWTP to the
4 intersection of the south Right-of-Way of Woodpecker Street; Thence easterly
5 along the south Right-of-Way of Woodpecker Street being common with the
6 boundary of Tract NWWTP to the intersection of the west Right-of-Way of
7 Avenue K; Thence southerly along the west Right-of-Way of Avenue K being
8 common with the boundary of Tract NWWTP to the intersection of the south
9 Right-of-Way of Mills Avenue being the northern boundary of Southern
10 University; Thence easterly along the south Right-of-Way of Mills Avenue and
11 across Kansas City Southern Rail to the intersection of the east Right-of-Way
12 of Kansas City Southern Rail; Thence southeasterly along said Right-of-Way
13 of Kansas City Southern Rail to the intersection of the north Right-of-Way of
14 76th Avenue; Thence easterly along said Right-of-Way of 76th Avenue to the
15 intersection of the east Right-of-Way of Scenic Highway; Thence southeasterly
16 along said Right-of-Way of Scenic Highway approximately 2635 feet to a point;
17 Thence turning approximately 117 degrees to the right and continue westerly
18 across Scenic Highway and along the north Right-of-Way of Goudchaux Street
19 to the intersection of the east Right-of-Way of Kansas City Southern Rail, being
20 common with the west Right-of-Way of Sanchez Street; Thence southerly along
21 said Right-of-Way of Sanchez Street to the intersection of the south Right-of-
22 Way of Monte Sano Avenue; Thence easterly along said Right-of-Way of Monte
23 Sano Avenue to the intersection of the east Right-of-Way of Scenic Highway;
24 Thence southeasterly along said Right-of-Way of Scenic Highway
25 approximately 12012 feet to a point, being common with the west boundary of
26 Lot 1, Block 68 of Suburb Istrouma; Thence turning approximately 90 degrees
27 to the right and westerly across Scenic Highway to the south boundary of Tract
28 R-4, being the Exxon Mobil Refinery; Thence continue westerly and southerly
29 along the south and east boundaries of Tract R-4 to the intersection of the north

1 Right-of-Way of Ontario Street, being common with the west Right-of-Way of
2 Lockwood Avenue; Thence southerly along the said Right-of-Way of Lockwood
3 Avenue to the intersection of the south Right-of-Way of Choctaw Drive; Thence
4 westerly along said Right-of-Way of Choctaw Drive approximately 1910 feet to
5 a point, being the approximate intersection of the east Right-of-Way of
6 Larkspur Avenue; Thence turning approximately 90 degrees to the right and
7 northerly across Choctaw Drive to the intersection of the south Right-of-Way
8 of Chippewa Street; Thence westerly along said Right-of-Way of Chippewa
9 Street to the intersection of the east boundary of Lot 12, Block 58 of Standard
10 Heights; Thence southerly along the east boundaries of Lots 12 through 22,
11 Block 58 of Standard Heights, across Seneca Street and east boundaries of Lots
12 12 through 18, Block 57 of Standard Heights to the intersection of the north
13 boundary of Lot 19, Block 57 of Standard Heights; Thence turning
14 approximately 90 degrees to the left and easterly across the north boundary of
15 Lot 4, Block 57 of Standard Heights to the intersection of the west Right-of-Way
16 of Lipine Avenue; Thence southerly along said Right-of-Way of Lipine Avenue
17 to the intersection of the south Right-of-Way of Choctaw Drive; Thence
18 westerly along said Right-of-Way of Choctaw Drive to the intersection of the
19 west Right-of-Way of North 3rd Street, being common with the east boundary
20 of the C.N.R.R. Baton Rouge Yard and City Limits of Baton Rouge; Thence
21 southwesterly and westerly along the east and south boundaries of the C.N.R.R.
22 Baton Rouge Yard and westerly along the south boundary of Tract R-2, all
23 being common with City Limits of Baton Rouge, to the intersection of the
24 western limits of East Baton Rouge Parish, being within the Mississippi River
25 and being the point of beginning.

26 (b) The following areas shall be excluded from the district:

27 Lots 4, 5, 24 and 25, Block 1 of Monte Sano Highland Farms located in
28 Section 37, Township 6 South, Range 1 West, Greensburg Land District,
29 Louisiana. Lots 15 through 19 of Southern Heights located in Section 50,

1 Township 6 South, Range 1 West, Greensburg Land District, Louisiana. 100,
2 200, 300 and 400 Millennium Apartments, U.S. Jones Hall, Samuel V. Totty
3 Hall, Boley Hall, and Camile Shade of Southern University located in Sections
4 39 and 75, Township 6 South, Range 1 West, Greensburg Land District,
5 Louisiana, being more fully described as follows: Commence at a point having
6 Louisiana State Plane South Zone coordinates of X=3324105, Y=737349, the
7 actual Point of Beginning; Thence proceed in a southwesterly direction through
8 the Southern University campus property S 53° 51' W a distance of 1123 feet
9 more or less to a point; Thence proceed in a northwesterly direction through the
10 Southern University campus property N 36° 09' W a distance of 723 feet more
11 or less to a point; Thence proceed in a northwesterly direction through the
12 Southern University campus property N 11° 28' W a distance of 549 feet more
13 or less to a point; Thence proceed in a northwesterly direction through the
14 Southern University campus property N 21° 09' W a distance of 500 feet more
15 or less to a point; Thence proceed in a northeasterly direction through the
16 Southern University campus property N 68° 51' E a distance of 484 feet more
17 or less to a point; Thence proceed in a southeasterly direction through the
18 Southern University campus property S 21° 09' E a distance of 163 feet more or
19 less to a point; Thence proceed in a northeasterly direction through the
20 Southern University campus property N 68° 51' E a distance of 532 feet more
21 or less to a point; Thence proceed in a southeasterly direction through the
22 Southern University campus property S 21° 09' E a distance of 673 feet more or
23 less to a point; Thence proceed in a southeasterly direction through the
24 Southern University campus property S 36° 09' E a distance of 634 feet more or
25 less to the actual Point of Beginning; Lottie Anthony Hall and Wallace Lee
26 Bradford Hall of Southern University located in Section 50, Township 6 South,
27 Range 1 West, Greensburg Land District, Louisiana, being more fully described
28 as follows: Commence at a point on the north side of Harding Boulevard located
29 30 feet west of the centerline of Harding Boulevard, having Louisiana State

1 Plane South Zone coordinates of X=3324393, Y=734678, the actual Point of
2 Beginning; Thence proceed in a southwesterly direction through the Southern
3 University campus property S 87° 45' W a distance of 309 feet more or less to
4 a point; Thence proceed in a northwesterly direction through the Southern
5 University campus property N 57° 24' W a distance of 80 feet more or less to a
6 point; Thence proceed in a northwesterly direction through the Southern
7 University campus property N 22° 33' W a distance of 58 feet more or less to a
8 point; Thence proceed in a northeasterly direction through the Southern
9 University campus property N 45° 24' E a distance of 77 feet more or less to a
10 point; Thence proceed in a northeasterly direction through the Southern
11 University campus property N 78° 53' E a distance of 229 feet more or less to a
12 point; Thence proceed in a northwesterly direction through the Southern
13 University campus property N 11° 07' W a distance of 251 feet more or less to
14 a point; Thence proceed along a curve to the right through the Southern
15 University campus property with a radius of 125' and chord of S 52° 14' E a
16 distance of 188 feet more or less to a point; Thence proceed in a southeasterly
17 direction through the Southern University campus property S 03° 26' E a
18 distance of 315 feet more or less to the actual Point of Beginning; Washington
19 Hall and Bethune Hall of Southern University located in Section 50, Township
20 6 South, Range 1 West, Greensburg Land District, Louisiana, being more fully
21 described as follows: Commence at a point on the north side of Harding
22 Boulevard located 30 feet west of the centerline of Harding Boulevard, having
23 Louisiana State Plane South Zone coordinates of X=3325128, Y=734704, the
24 actual Point of Beginning; Thence proceed in a southwesterly direction through
25 the Southern University campus property S 87° 53' W a distance of 275 feet
26 more or less to a point; Thence proceed in a northwesterly direction through the
27 Southern University campus property N 02° 07' W a distance of 339 feet more
28 or less to a point; Thence proceed in a northeasterly direction through the
29 Southern University campus property N 87° 53' E a distance of 275 feet more

1 or less to a point; Thence proceed in a southeasterly direction through the
2 Southern University campus property S 02° 07' E a distance of 339 feet more or
3 less to the actual Point of Beginning; Horace G. White Hall, William Edward
4 Reed Hall and Grandison Hall of Southern University located in Sections 39 and
5 50, Township 6 South, Range 1 West, Greensburg Land District, Louisiana,
6 being more fully described as follows: Commence at a point having Louisiana
7 State Plane South Zone coordinates of X=3325690, Y=735865, the actual Point
8 of Beginning; Thence proceed in a southeasterly direction through the Southern
9 University campus property S 01° 24' E a distance of 670 feet more or less to a
10 point; Thence proceed in a northeasterly direction through the Southern
11 University campus property N 88° 36' E a distance of 174 feet more or less to a
12 point; Thence proceed in a southeasterly direction through the Southern
13 University campus property S 01° 24' E a distance of 120 feet more or less to a
14 point; Thence proceed in a southwesterly direction through the Southern
15 University campus property S 88° 36' W a distance of 304 feet more or less to
16 a point; Thence proceed in a northwesterly direction through the Southern
17 University campus property N 01° 24' W a distance of 790 feet more or less to
18 a point; Thence proceed in a northeasterly direction through the Southern
19 University campus property N 88° 07' 36' E a distance of 130 feet more or less
20 to the actual Point of Beginning; Blocks 1, 2 and 3 of Saint Irma Lee
21 subdivision, including Right-of-Ways for Saint Irma Lee Way, Saint John Lane,
22 Rosemary Place, Camden Street and Dillard Drive located in Section 50,
23 Township 5 South, Range 1 West, Greensburg Land District, Louisiana.

24 (c) Notwithstanding anything in this above property description to the
25 contrary, whether are not specifically identified or not, no portion of the SU
26 EDD shall include any tract of land that is used for residential purposes, except
27 for hotels, motels, inns and/or bed and breakfasts for temporary occupancy, in
28 any form or fashion, including, without limitation, private and/or public homes,
29 residences, housing, dwellings, apartments, studios, flats, townhomes,

1 condominiums, cooperatives, residential rooms, residential beds, dormitories,
2 student residences and housing, student apartments, fraternity houses, sorority
3 houses, student residential quarters and/or other form or housing, as of the
4 effective date of this Act, individually and collectively "Residential Properties".

5 All Residential Properties are deemed District Exclusions. In the event that the
6 description of the SU EDD set forth above includes any of the District
7 Exclusions, such District Exclusions shall not be considered as a component of
8 the SU EDD.

9 C.(1) A college economic development district shall be administered and
10 governed by a board of commissioners, referred to in this Section as the
11 "board".

12 (2) The board shall be comprised as follows:

13 (a) The highest executive officer of the college shall appoint four persons
14 and shall serve as a member of the board and chairman of the board as long as
15 he is the highest executive officer of the University.

16 (b) Two of the members of the board shall be representatives from
17 business within the district. For the Southern University Economic
18 Development District, one of the business representatives shall be from the
19 largest commercial landowner within the district.

20 (3) Members shall serve five-year terms after initial terms as provided
21 by the ordinance creating the district. The president shall serve as long as he is
22 president of the university. Two members shall serve an initial term of two
23 years, and two members shall serve an initial term of three years, as determined
24 by lot at the first meeting of the board. Each member of the board shall
25 continue to serve until reappointed or a successor is duly appointed. Any
26 vacancy in the membership of the board shall be filled in the manner of the
27 original appointment for the unexpired term. If an appointment to fill a vacancy
28 is not made within sixty days, the board shall appoint an interim successor to
29 serve until the position is filled by the appointing authority.

1 (4) Any member of the board may be removed by a three-fourths vote
2 of the remaining membership of the board for cause, which cause may include
3 failure to attend at least one-half of the meetings of the board in a two-year
4 period.

5 (5) The members of the board shall serve without salary or per diem.
6 The board may reimburse any member for reasonable, actual, and necessary
7 expenses incurred in the performance of his duties pursuant to this Section.

8 (6) The board shall elect from its members a president, a vice president,
9 a secretary, and a treasurer, whose duties shall be those common to such offices.
10 At the option of the board, the offices of secretary and treasurer may be held by
11 one person.

12 (7) The board shall meet in regular session at least once a year and shall
13 also meet in special session as often as the president of the board convenes the
14 board or upon the written request of at least three members. A majority of the
15 members of the board shall constitute a quorum for the transaction of business.
16 The board shall keep minutes of all meetings and shall make them available for
17 inspection through the board's secretary or secretary-treasurer, who shall also
18 maintain the minute books and archives of the district. The monies, funds, and
19 accounts of the district shall be in the official custody of the board.

20 (8) The domicile of the board shall be established by the board at a
21 location within the district. The official journal of the district is the official
22 journal of the parish where the domicile of the board is located.

23 D. A college economic development district, acting by and through its
24 board, shall have and exercise all powers of a political subdivision necessary or
25 convenient for the carrying out of its objects and purposes, including but not
26 limited to the following:

27 (1) To sue and to be sued.

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

29 (3) To acquire by gift, grant, or purchase all property, including rights-

1 of-way, movable, immovable, or mixed, corporeal or incorporeal, or any interest
2 therein.

3 (4) To enter into contracts for the purchase, acquisition, construction,
4 and improvement of works and facilities necessary in connection with the
5 purposes of the district.

6 (5) In its own name and on its own behalf to incur debt and to issue
7 revenue bonds, special assessment bonds, certificates, notes, and other evidences
8 of indebtedness and to levy and cause to be collected certain taxes as provided
9 in this Section and as may be provided by general law.

10 (6) To regulate the imposition of fees and rentals charged by the district
11 for its facilities and services rendered by it.

12 (7) To borrow money and pledge all or part of its revenues, leases, rents,
13 or other advantages as security for such loans.

14 (8) To appoint officers, agents, and employees, prescribe their duties, and
15 fix their compensation.

16 (9) To develop public improvement projects for the benefit of the
17 respective college, either directly with the respective college or through one or
18 more private foundations or nonprofit corporations affiliated with the
19 respective college, or both.

20 (10) To exercise any and all of the powers granted to an economic
21 development district as if the district were an economic development district
22 established pursuant to Part II of this Chapter, including but not limited to the
23 powers of tax increment financing pursuant to R.S. 33:9038.33 and 33:9038.34
24 and the power to levy taxes within the district pursuant to R.S. 33:9038.39. The
25 district shall exercise such powers in accordance with the provisions of Part II
26 of this Chapter.

27 (11) To exercise any and all of the powers granted to a community
28 development district as if the district were a community development district
29 established pursuant to Chapter 27-B of this Title, including but not limited to

1 the power to levy special assessments on property within the district pursuant
2 to R.S. 33:9039.29. The district shall exercise such powers in accordance with
3 the provisions of Chapter 27-B of this Title.

4 E.(1) It is expressly provided that any sales and use tax levied by a
5 college economic development district or any subdistrict created by the district
6 may exceed the limitation set forth by Article VI, Section 29(A) of the
7 Constitution of Louisiana and shall be imposed, collected, and enforced subject
8 to the terms of the resolution imposing the tax and the provisions of Chapter 2
9 of Subtitle II of Title 47 of the Louisiana Revised Statutes of 1950.

10 (2)(a) A college economic development district and any subdistrict
11 created by the district may levy taxes or assessments of any type only after the
12 board has adopted an appropriate resolution giving notice of its intention to
13 levy such taxes or assessments. The resolution shall include a general
14 description of the taxes or assessments to be levied. The district or subdistrict
15 shall give notice of its intention by publication once a week for two weeks in the
16 official journal of the district, the first publication to appear at least fourteen
17 days before the public meeting of the board at which the board shall hear any
18 objections to the proposed taxes or assessments. The notice of intent so
19 published shall state the date, time, and place of the public hearing.

20 (b) Such taxes or assessments may be levied only after the board has
21 called a special election submitting the proposition for the levy of such taxes or
22 assessments to the qualified electors of the district or subdistrict, as applicable,
23 and the proposition has received the favorable vote of a majority of the electors
24 voting in the election. However, if there are no qualified electors in the district
25 or subdistrict, as applicable, as certified by the registrar of voters, no such
26 election is required, but the taxes or assessments shall not be levied unless
27 approved by the governing authority of the local governmental subdivision.

28 (c) The powers and rights conferred by this Paragraph shall be in
29 addition to the powers and rights conferred by any other general or special law.

1 This Paragraph does and shall be construed to provide a complete and
2 additional method for the levy of any taxes or assessments. No election,
3 proceeding, notice, or approval shall be required for the levy of such taxes or
4 assessments except as provided in this Paragraph.

5 F.(1) A college economic development district may create subdistricts as
6 provided in this Subsection. The district shall publish notice of its intent to
7 create a subdistrict in the official journal of the district. At least ten days after
8 publication of such notice, the board shall conduct a public hearing on the
9 question of creating the subdistrict. Thereafter, the board may designate one or
10 more areas within the boundaries of the district as subdistricts of the district.
11 Each subdistrict shall constitute a political subdivision of the state and shall be
12 governed by the board. Each subdistrict shall have the same powers as the
13 district and shall be given a suitable name as the board may designate.
14 Hereafter in this Section, any reference to the district includes any subdistrict
15 created by the district.

16 (2) The boundaries of a district may be changed in accordance with
17 provisions of this Section dealing with the establishment of the original
18 boundaries. If a district is expanded to include an area where qualified electors
19 reside, no tax shall be collected in the added area unless the qualified electors
20 of that added area approve the tax in accordance with Subparagraph (D)(2)(b)
21 of this Section.

22 G.(1) The district may issue and sell from time to time bonds, notes,
23 renewal notes, refunding bonds, interim certificates, certificates of indebtedness,
24 certificates of participation, debentures, warrants, commercial paper, or other
25 obligations or evidences of indebtedness to provide funds for and to fulfill and
26 achieve its public purpose or corporate purposes, as set forth in this Section,
27 including but not limited to the payment of all or a portion of the costs of a
28 project, to provide amounts necessary for any corporate purposes, including
29 necessary and incidental expenses in connection with the issuance of the

1 obligations, the payment of principal and interest on the obligations of the
2 district, the establishment of reserves to secure such obligations, and all other
3 purposes and expenditures of the district incident to and necessary or
4 convenient to carry out its public functions or corporate purposes, and any
5 credit enhancement for said obligations.

6 (2) Except as may otherwise be provided by the board, all obligations
7 issued by the district shall be negotiable instruments and payable solely from
8 the revenues of the district as determined by the board, or from any other
9 source that may be available to the district but shall not be secured by the full
10 faith and credit of the state or the local governmental subdivision.

11 (3) Obligations shall be authorized, issued, and sold by a resolution or
12 resolutions of the board. Such bonds or obligations may be of such series, bear
13 such date or dates, mature at such time or times, bear interest at such rate or
14 rates, including variable, adjustable, or zero interest rates, be payable at such
15 time or times, be in such denominations, be sold at such price or prices, at
16 public or private negotiated sale, after advertisement as is provided for in R.S.
17 39:1426, be in such form, carry such registration and exchangeability privileges,
18 be payable at such place or places, be subject to such terms of redemption, and
19 be entitled to such priorities on the income, revenue, and receipts of, or
20 available to, the district as may be provided by the board in the resolution or
21 resolutions providing for the issuance and sale of the bonds or obligations of the
22 district.

23 (4) The obligations of the district shall be signed by such officers of the
24 board by either manual or facsimile signatures as shall be determined by
25 resolution or resolutions of the board and may have impressed or imprinted
26 thereon the seal of the district or a facsimile thereof.

27 (5) Any obligations of the district may be validly issued, sold, and
28 delivered, notwithstanding that one or more of the officers of the board signing
29 such obligations, or whose facsimile signature or signatures may be on the

1 obligations, shall have ceased to be such officer of the board at the time such
2 obligations shall actually have been delivered.

3 (6) Obligations of the district may be sold in such manner and from time
4 to time as may be determined by the board to be most beneficial, subject to
5 approval of the State Bond Commission, and the district may pay all expenses,
6 premiums, fees, or commissions which it may deem necessary or advantageous
7 in connection with the issuance and sale thereof.

8 (7) The board may authorize the establishment of a fund or funds for the
9 creation of a debt service reserve, a renewal and replacement reserve, or such
10 other funds or reserves as the board may approve with respect to the financing
11 and operation of any project funded with the proceeds of such bonds and as
12 may be authorized by any bond resolution, trust agreement, indenture of trust
13 or similar instrument or agreement pursuant to the provisions of which the
14 issuance of bonds or other obligations of the district or subdistrict may be
15 authorized.

16 (8) Any cost, obligation, or expense incurred for any of the purposes or
17 powers of the district specified in this Subsection shall be a part of the project
18 costs and may be paid or reimbursed as such out of the proceeds of bonds or
19 other obligations issued by the district; however, no portion of any state sales
20 taxes made directly available to the district pursuant to an agreement with the
21 state shall be used by the district to pay the costs of constructing or operating
22 any privately owned hotel located within the district, without the consent of the
23 Joint Legislative Committee on the Budget or its successor.

24 (9) For a period of thirty days from the date of publication of the
25 resolution authorizing the issuance of bonds hereunder, any persons in interest
26 shall have the right to contest the legality of the resolution and the legality of the
27 bond issue for any cause, after which time no one shall have any cause or right
28 of action to contest the legality of said resolution or of the bonds authorized
29 thereby for any cause whatsoever. If no suit, action, or proceeding is begun

1 contesting the validity of the bond issue within thirty days, the authority to issue
2 the bonds and to provide for the payment thereof, and the legality thereof and
3 all of the provisions of the resolution authorizing the issuance of the bonds shall
4 be conclusively presumed, and no court shall have authority to inquire into such
5 matters.

6 (10) Neither the members of the board nor any person executing the
7 bonds shall be personally liable for the bonds or be subject to any personal
8 liability by reason of the issuance thereof. No earnings or assets of the district
9 shall accrue to the benefit of any private persons. However, the limitation of
10 liability provided for in this Paragraph shall not apply to any gross negligence
11 or criminal negligence on the part of any member of the board or person
12 executing the bonds.

13 (11) All obligations authorized to be issued by the district pursuant to the
14 provisions of this Subsection, together with interest thereof, income therefrom,
15 and gain upon the sale thereof shall be exempt from all state and local taxes.

16 (12) The state and all public officers, any parish, municipality, or other
17 subdivision or instrumentality of the state, any political subdivision, any bank,
18 banker, trust company, savings bank and institution, building and loan
19 association, savings and loan association, investment company or any person
20 carrying on a banking or investment business, any insurance company or
21 business, insurance association, and any person carrying on an insurance
22 business, and any executor, administrator, curator, trustee, and other fiduciary,
23 and any retirement system or pension fund may legally invest any sinking funds
24 monies, or other funds belonging to them or within their control in any bonds
25 or other obligations issued by the district pursuant to the provisions of this
26 Subsection, and such bonds or other obligations shall be authorized security for
27 all public deposits. It is the purpose of this Section to authorize such persons,
28 firms, corporations, associations, political subdivisions and officers, or other
29 entities, public or private, to use any funds owned or controlled by them,

1 including but not limited to sinking, insurance, investment, retirement,
 2 compensation, pension and trust funds, and funds held on deposit, for the
 3 purchase of any such bonds or other obligations of the district or subdistrict,
 4 and that any such bonds shall be authorized security for all public deposits.
 5 However, nothing contained in this Section with regard to legal investments or
 6 security for public deposits shall be construed as relieving any such person,
 7 firm, corporation, or other entity from any duty of exercising reasonable care
 8 in selecting securities.

9 H. A college economic development district shall dissolve and cease to
 10 exist upon the later to occur of either one year after the date on which all loans,
 11 bonds, notes, and other evidences of indebtedness of the district, including
 12 refunding bonds, are paid in full as to both principal and interest, or fifty years
 13 from the creation of the district.

14 I. This Section, being necessary for the welfare of the state, the parish,
 15 and its residents, shall be liberally construed to effect the purposes thereof.

16 Section 2. This Act shall become effective upon signature by the governor or, if not
 17 signed by the governor, upon expiration of the time for bills to become law without signature
 18 by the governor, as provided by Article III, Section 18 of the Constitution of Louisiana. If
 19 vetoed by the governor and subsequently approved by the legislature, this Act shall become
 20 effective on the day following such approval.

The original instrument and the following digest, which constitutes no part
 of the legislative instrument, were prepared by James Benton.

SB 70 Engrossed

DIGEST
 2023 Regular Session

Fields

Proposed law provides for the creation of an economic development district that includes property owned by SU and LSU. The purpose of such a district is to provide for cooperative economic and community development among the district, the colleges, the parish or municipal governing authority, the state, and the owners of property in the district. The parish or municipal governing authority shall establish the boundaries of a district in the ordinance creating it; such boundaries may be changed and are not required to be contiguous.

Proposed law provides that such a district is governed by a board of commissioners, comprised as follows:

- (1) The highest executive officer of the college.
- (2) Four persons appointed by the highest executive officer of the college.

Proposed law provides that two of the members of the board shall be representatives from business within the district. For the Southern University Economic Development District one of the business representatives shall be from the largest commercial landowner within the district.

Proposed law provides that commissioners serve five-year terms, with vacancies filled in the manner of the original appointment. Provides that the president shall serve as long as he is president of the university. Two members shall serve an initial term of two years, and two members shall serve an initial term of three years, as determined by lot at the first meeting of the board. However, if an appointment to fill a vacancy is not made within 60 days, the board shall appoint an interim successor to serve until the position is filled by the appointing authority. Authorizes removal of a commissioner for cause by a 3/4 vote of the board. Provides that commissioners serve without compensation but authorizes reimbursement of expenses.

Proposed law provides that the official journal of such a district is the official journal of the parish where the domicile of the board is located. Provides that a district created pursuant to proposed law is a political subdivision of the state and has the powers of a political subdivision. Provides that such powers include the power:

- (1) To develop public improvement projects for the benefit of the respective college, either directly with the respective college or through one or more private foundations or nonprofit corporations affiliated with the respective college, or both.
- (2) To exercise the powers granted to an economic development district established pursuant to present law. (Present law authorizes such a district to utilize tax increment financing. Further authorizes a district to levy ad valorem taxes up to five mills, sales taxes up to 2%, and hotel occupancy taxes up to 2%, all subject to voter approval unless there are no voters in the district.)
- (3) To exercise the powers granted to a community development district established pursuant present law. (Present law authorizes such a district to finance, construct, and operate various public facilities and authorizes the levy of special property assessments, based on proportionate benefit from the facility, to fund such activities.)

Proposed law provides procedures for the levy of any tax or assessment, including a requirement for voter approval unless there are no voters in the district. If a district is expanded to include an area where qualified electors reside, proposed law prohibits collection of a tax in the added area unless the qualified electors of that added area approve the tax.

Proposed law authorizes such a district to create subdistricts which are governed by the board of commissioners and have the same powers as the district.

Proposed law authorizes the district to issue bonds and to otherwise incur debt. Provides requirements and procedures therefor.

Proposed law provides that such a district shall dissolve and cease to exist upon the later to occur of either one year after the date on which all debt of the district is paid in full or 50 years from the creation of the district.

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

(Adds R.S. 33:9038.75)

Summary of Amendments Adopted by Senate

Committee Amendments Proposed by Senate Committee on Local and Municipal Affairs to the original bill

1. Removes that authority of a local governing authority to create the districts and instead creates the districts legislatively.
2. Changes the boundaries of the cooperative economic districts.
3. Changes the board of commissioners of the cooperative economic districts.