

2024 Regular Session

HOUSE BILL NO. 561

BY REPRESENTATIVE KNOX

DISTRICTS/ECONOMIC DEVEL: Provides for a Lafitte Greenway Economic Development District

1 AN ACT

2 To enact R.S. 33:9038.77, relative to cooperative economic development in the city of New  
3 Orleans; to create an economic development district for the improvement and  
4 maintenance of the Lafitte Greenway; to provide for the governance, boundaries, and  
5 powers and duties of the district, including the authority to engage in tax increment  
6 financing; and to provide for related matters.

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

10 Be it enacted by the Legislature of Louisiana:

11 Section 1. R.S. 33:9038.77 is hereby enacted to read as follows:

12 §9038.77. Lafitte Greenway Development District

13 A. The Lafitte Greenway Development District, a special district and  
14 political subdivision of the state, hereinafter referred to as the "district" is hereby  
15 created in the city of New Orleans.

16 B. The district is comprised of the area within the following perimeter:  
17 Beginning at the intersection of Bienville Street and North Rampart Street, then  
18 following North Rampart Street to its intersection with St. Philip Street, then along  
19 St. Philip Street to its intersection with North Villere Street, then along North Villere  
20 Street to its intersection with Basin Street, then along Basin Street as it becomes

1 Orleans Avenue and continuing to its intersection with City Park Avenue, then  
2 following City Park Avenue to its intersection with Buddy Bolden Place connecting  
3 to the intersection of Clayton Avenue and General Diaz Street, then following  
4 General Diaz Street to its intersection with Greenwood Drive, then following  
5 Greenwood Drive to its intersection with Canal Boulevard, then following Canal  
6 Boulevard (inclusive of all properties that have frontage along Canal Boulevard)  
7 until its intersection with City Park Avenue, then following City Park Avenue to its  
8 intersection with Bienville Avenue, then following Bienville Avenue to the point of  
9 beginning.

10 C. The district is created to provide for cooperative economic development  
11 between the district, the city of New Orleans, and the owners of businesses and other  
12 property within the district in order to provide funding related to improvement and  
13 maintenance of the Lafitte Greenway as well as to fund improvements and other  
14 public benefits in greenway-adjacent communities, as determined by the board of  
15 commissioners of the district.

16 D. Governance. (1) In order to provide for the orderly development of the  
17 district and effectuation of the purposes of the district, the district shall be  
18 administered and governed by a board of commissioners as follows:

19 (a) The state representative who represents House District No. 23 or his  
20 designee.

21 (b) The state representative who represents House District No. 93 or his  
22 designee.

23 (c) The state representative who represents House District No. 94 or his  
24 designee.

25 (d) The state senator who represents Senate District No. 4 or his designee.

26 (e) The state senator who represents Senate District No. 5 or his designee.

27 (f) The New Orleans City Council member who represents District A or his  
28 designee.

1           (g) The New Orleans City Council member who represents District B or his  
2           designee.

3           (h) The New Orleans City Council member who represents District C or his  
4           designee.

5           (i) The New Orleans City Council member who represents District D or his  
6           designee.

7           (j) The mayor of the City of New Orleans or his designee.

8           (k) The lieutenant governor of Louisiana or his designee.

9           (2) A majority of the members of the board shall constitute a quorum for the  
10          transaction of business. The board shall keep minutes of all meetings and shall make  
11          them available for inspection through the board's secretary. The minute books and  
12          archives of the district shall be maintained by the board's secretary. The monies,  
13          funds, and accounts of the district shall be in the official custody of the board.

14          (3) The board shall adopt bylaws and prescribe rules to govern its meetings.  
15          The members of the board shall serve without salary or per diem and shall be entitled  
16          to reimbursement for reasonable, actual, and necessary expenses incurred in the  
17          performance of their duties.

18          (4) The domicile of the board shall be established by the board at a location  
19          within the city of New Orleans.

20          (5) The board shall elect from its own members a president and secretary,  
21          whose duties shall be common to the offices or as may be provided by bylaws  
22          adopted by the district. The board shall hold regular meetings and may hold special  
23          meetings as provided in the bylaws.

24          E. In addition to the taxing, tax increment finance, and bonding authority  
25          provided for in Subsection F of this Section, the district, acting by and through its  
26          board of commissioners, shall have and exercise all powers of a political subdivision  
27          and a special district necessary or convenient for the carrying out of its objects and  
28          purposes including but not limited to the following:

29                 (1) To sue and to be sued.

1           (2) To adopt bylaws and rules and regulations.

2           (3) To receive by gift, grant, or donation any sum of money, property, aid,  
3           or assistance from the United States, the state of Louisiana, or any political  
4           subdivision thereof, or any person, firm, or corporation.

5           (4) To enter into contracts, agreements, or cooperative endeavors with the  
6           state and its political subdivisions or political corporations and with any public or  
7           private association, corporation, business entity, or individual.

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

10          (6) To acquire by gift, grant, purchase, or lease such property as may be  
11          necessary or desirable for carrying out the objectives and purposes of the district and  
12          to mortgage and sell such property.

13          (7) In its own name and on its own behalf, to incur debt and to issue bonds,  
14          notes, certificates, and other evidences of indebtedness. For this purpose the district  
15          shall be deemed and considered to be an issuer for purposes of R.S. 33:9037 and  
16          shall, to the extent not in conflict with this Section, be subject to the provisions of  
17          R.S. 33:9037.

18          (8) To establish funds or accounts as necessary for the conduct of its affairs.

19          (9) To do all things reasonably necessary to accomplish the purposes of this  
20          Section.

21          F. To provide for the costs of a project to fund development and maintenance  
22          of the greenway, the district shall have tax increment finance authority, taxing  
23          authority, and other authority that is provided to local governmental subdivisions in  
24          Part II of this Chapter including but not limited to the following: ad valorem tax  
25          increment financing and bonding in R.S. 33:9038.33; sales tax increment financing  
26          and bonding in R.S. 33:9038.34; cooperative endeavor authority in R.S. 33:9038.35;  
27          bond authority in R.S. 33:9038.38; and ad valorem, sales tax, and hotel occupancy  
28          tax authority in R.S. 33:9038.39. The improvement and maintenance of the  
29          greenway is hereby deemed to be cooperative development within the meaning

1 provided for in this Chapter. An agreement entered into by the district and any  
 2 affected tax recipient entity authorizing the use and dedication of the affected tax  
 3 recipient entity's incremental increase in taxes may include additional public or  
 4 private entities as parties to such agreement and may include such terms, conditions,  
 5 and other provisions to which all parties to such agreement consent.

6 G. The district may pledge any taxes collected under the authority of this  
 7 Section to any economic development project in furtherance of the purposes of the  
 8 district.

9 H. This Section, being necessary for the welfare of the city of New Orleans  
 10 and its residents, shall be liberally construed to effect the purposes thereof.

#### 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 561 Reengrossed

2024 Regular Session

Knox

**Abstract:** Creates the Lafitte Greenway Development District in New Orleans with the authority to engage in tax increment financing in order to fund improvements and maintenance of the Lafitte Greenway.

Proposed law creates the Lafitte Greenway Development District in New Orleans to provide for cooperative economic development between the district, the city, and the owners of businesses and other property within the district in order to provide funding related to improvement and maintenance of the Lafitte Greenway as well as to fund improvements and other public benefits in greenway-adjacent communities.

Proposed law provides district boundaries.

Proposed law provides for governance of the district by a board of commissioners comprised of the following or their designees:

- (1) The state representatives who represent House District Nos. 23, 93, and 94.
- (2) The state senators who represent Senate District Nos. 4 and 5.
- (3) The members of the New Orleans City council who represent districts A, B, C, and D.
- (4) The mayor of New Orleans.
- (5) The lieutenant governor of La.

Proposed law provides relative to the powers and duties of the district, including the following:

- (1) To sue and to be sued.
- (2) To adopt bylaws and rules and regulations.
- (3) To receive by property or assistance from public and private sources.
- (4) To enter into contracts with public and private entities.
- (5) To appoint officers, agents, and employees.
- (6) To acquire property and to mortgage and sell such property.
- (7) To incur debt. For this purpose the district shall be deemed and considered to be an issuer for purposes of present law relative to tax increment financing.
- (8) To establish funds or accounts.

Proposed law specifically grants the district various powers and duties granted by present law to parishes and municipalities regarding cooperative economic development and tax increment financing in order to fund improvement and maintenance of the Lafitte Greenway.

(Adds R.S. 33:9038.77)