

Regular Session, 2013

HOUSE BILL NO. 327

BY REPRESENTATIVE ARNOLD

DISTRICTS/SPECIAL: Provides relative to the powers and duties of the Algiers Development District

1 AN ACT

2 To amend and reenact R.S. 33:2740.27(H), relative to Orleans Parish; to provide relative to  
3 the Algiers Development District; to provide relative to the powers and duties of the  
4 district and its governing board, including the district's power to act as a  
5 redevelopment authority; to provide relative to the redevelopment of certain property  
6 owned by the district; 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. 33:2740.27(H) is hereby amended and reenacted to read as follows:  
12 §2740.27. The Algiers Development District; creation, composition, and powers;  
13 levy of ad valorem taxes and issuance of bonds

14 \* \* \*

15 H.(1) The district shall have the power to acquire, to lease, to insure, and to  
16 sell real or immovable property within its boundaries.

17 (2)(a)(i) Notwithstanding any other provision of law to the contrary, with  
18 respect to any real or immovable property that is owned by the district and that either  
19 was formerly owned by the United States Department of the Navy and known as  
20 Federal City or is immediately contiguous thereto, the district may lease, insure,



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

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DIGEST

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

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Arnold

HB No. 327

**Abstract:** Provides relative to the powers and duties of the Algiers Development District, including the district's power to act as a redevelopment authority.

Present law creates the Algiers Development District as a special taxing district comprised of all territory within the 15th ward of Orleans Parish. Provides that for federal purposes of military base realignment, the district shall be considered a local redevelopment authority. Provides that the city council of New Orleans, or its successor exercising the legislative powers of the city, shall have such power and control over, and responsibility for, the functions, affairs, and administration of the district as are prescribed. Provides that the district shall be governed by a seven-member board of commissioners.

Proposed law retains present law.

Present law provides for the powers and duties of the district including the power to acquire, to lease, to insure, and to sell real property within its boundaries.

Proposed law retains present law and clarifies that the district is authorized to acquire, lease, insure, and sell immovable property within its boundaries. Additionally authorizes the district, with respect to immovable property owned by it and that either was formerly owned by the U.S. Dept. of the Navy and known as Federal City or is immediately contiguous thereto, to lease, insure, mortgage or hypothecate, donate, or sell the property or otherwise contract with respect to the management and development of the property in order to fulfill its mission as a redevelopment authority. Specifies that the contiguous property referred to in proposed law means property owned by the district on April 1, 2013.

Proposed law provides that in order to facilitate the redevelopment of Federal City property, the district shall not be required to follow any other provision of law applicable to the sale, lease, or donation of property owned by a public body not otherwise governed by the constitution or for contracting with respect to the property. Proposed law additionally provides that the district shall not be required to receive the approval of any other public entity or agency in order to take any action pursuant to proposed law to develop Federal City. Requires the district however, to comply with all applicable zoning and permitting ordinances of the city of New Orleans in developing property pursuant to proposed law. Additionally requires that property be developed in accordance with a master plan approved by the district, a joint development committee of Federal City, the La. Dept. of Economic Development, and the commissioner of administration.

Proposed law requires that the assets and income derived from the development of property pursuant to proposed law be used solely for the benefit for the district and all projects within the district.

Proposed law authorizes the district to delegate its authority to make decisions necessary to carry out the provisions of proposed law to a committee composed in whole or in part of district board members. Additionally authorizes the district to reserve any authority it deems necessary.

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

(Amends R.S. 33:2740.27(H))

Summary of Amendments Adopted by House

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

1. Clarifies that property owned by the district that was formerly owned by the U.S. Dept. of Navy is the property known as Federal City. Specifies that the contiguous property referred to in proposed law refers only to property owned by the district on April 1, 2013.
2. In proposed law provisions that provide that the district is not required to comply with laws applicable to property owned by a public body in order to facilitate the redevelopment of property, specifies that district is not required to comply with laws applicable to the sale, lease, or donation of property owned by a public body not otherwise governed by the constitution or for contracting with respect to the property. Specifies that this grant of authority is only applicable to actions taken to redevelop Federal City property. In proposed law provisions that provide that the district is not required to receive the approval of any other public entity or agency relative to actions taken pursuant to proposed law, specifies that this grant of authority is only applicable to actions taken to develop Federal City.
3. Adds requirement that the district comply with all applicable zoning and permitting ordinances of the city of New Orleans in developing property pursuant to proposed law. Adds another requirement that property be developed in accordance with a master plan approved by the district, a joint development committee of Federal City, the La. Dept. of Economic Development, and the commissioner of administration.
4. Adds requirement that the assets and income derived from the development of property pursuant to proposed law be used solely for the benefit for the district and all projects within the district.