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## DIGEST

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HB 715 Reengrossed

2015 Regular Session

Hall

**Abstract:** Relative to the Pineville Downtown Development District, provides relative to the membership of the governing board and provides relative to the powers and duties of the district and the board.

Present law creates the Pineville Downtown Development District as a political subdivision of the state for the primary purpose of redevelopment of the central business district. Provides for district boundaries.

Proposed law retains present law.

Present law provides that the district is governed by a board of seven commissioners composed as follows:

- (1) Three members appointed by the governing authority of Pineville.
- (2) One member appointed by the Central Cities Development Corporation.
- (3) One member appointed by the North Rapides Community Enhancement Program.
- (4) One member appointed by the District One Neighborhood Watch.
- (5) One member appointed by the governing authority of Rapides Parish.

Proposed law provides instead that the seven member board is composed as follows:

- (1) Three members appointed by governing authority of the city of Pineville.
- (2) One member appointed by the governing authority of Rapides Parish.
- (3) One member appointed by the Central La. Economic Development Alliance.
- (4) One member appointed by the governing board of the Central La. Chamber of Commerce.
- (5) One member appointed by the North Rapides Business and Industry Alliance.

Present law (R.S. 33:4625) authorizes parishes to create redevelopment agencies, subject to voter

approval, to provide for the utilization of appropriate public resources to eliminate and prevent the development or spread of slum, blighted, and distressed areas. Provides for the powers and duties of the redevelopment agency including but not limited to the following:

- (1) To undertake and carry out redevelopment projects and related activities within its area of operation.
- (2) To provide or to arrange or contract for the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with a redevelopment project, to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements.
- (3) To acquire by purchase, lease, option, gift, grant, bequest, devise, by expropriation or otherwise, any real property (or personal property for its administrative purposes) together with any improvements thereon; to hold, improve, clear or prepare for redevelopment any such property; to mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.

Proposed law retains present law and grants the district the powers granted by present law to a parish redevelopment agency, except the power of expropriation.

Present law requires the district to formulate a redevelopment plan(s) and to submit any plan to the governing authority of Pineville for review. Further requires the board to formulate a program(s) to implement any redevelopment plan. Authorizes the district to employ all necessary professionals to implement the program.

Proposed law retains present law.

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

- (1) To sue and be sued and as such to stand in judgment.
- (2) To adopt, use, and alter at will a corporate seal.
- (3) To acquire by gift, grant, purchase, or lease and to hold and use any property, immovable, movable, mixed, corporeal, or incorporeal, or any interest therein, necessary or desirable for carrying out the objects and purposes of the district.
- (4) To sell, lease for a term of up to ninety-nine years, exchange, or otherwise dispose of or transfer to or with other political subdivisions of this state or public or private persons at public or private sale any residential, commercial, or industrial land, property, improvements, or portions thereof.
- (5) To make and collect reasonable charges for the use of property of the district and for services

rendered by the district and to regulate fees or rentals charged for use of privately owned facilities located on property owned or sold by the district.

- (6) To enter into contracts and agreements with public bodies or public or private entities to achieve the district's objectives and purposes.

Proposed law provides that the authority shall not be deemed to be an instrumentality of the state for purposes of the state civil service provisions of the state constitution.

Present law authorizes the district, subject to voter approval, to levy an ad valorem tax not to exceed 15 mills for the purpose of constructing, acquiring, and maintaining public facilities contemplated by the district redevelopment plan and for the operating expenses of the district.

Proposed law authorizes the district, subject to voter approval, to levy an ad valorem tax but does not provide for the maximum amount of tax or specify the use of the tax proceeds. Additionally authorizes the district, subject to voter approval, to levy a sales and use tax not to exceed 1%.

Present law authorizes the district, subject to voter approval, to issue general obligation bonds for the purpose of constructing, acquiring, or improving any work of public improvement contemplated by the redevelopment plan.

Proposed law instead authorizes the district to issue bonds permitted by law, incur debt, borrow money, and issue certificates of indebtedness, notes, and other debt obligations as evidence thereof for the acquisition and operation of district property and provide for the manner and method of repayment in accordance with law.

Proposed law authorizes the district to issue revenue bonds to finance the undertaking of a redevelopment project, or otherwise to acquire, purchase, lease, construct, or improve housing, residential development, subdivision development, commercial, research, industrial, or other plant sites and buildings, or other capital improvements. Authorizes the authority to enter into, amend, or terminate, as it determines to be necessary or appropriate, any ancillary contracts for certain purposes.

Present law requires the district's board to adopt an annual budget in accordance with present law (Local Government Budget Act) and provides that the district shall be subject to audit by the legislative auditor.

Proposed law retains present law.

Proposed law provides that the district shall not be required to pay any taxes. Provides that any bonds issued by the district and the income therefrom shall be exempt from taxation by the state and by any parish, municipality, or other political subdivision of the state.

(Amends R.S. 33:2740.50)

## Summary of Amendments Adopted by House

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

1. Remove authority for the district to expropriate property pursuant to present law when acting as a redevelopment agency and remove authority for the district to acquire property by means other than gift, grant, purchase, or lease when acting as a development district.