

## RÉSUMÉ DIGEST

ACT 352 (HB 715)

2015 Regular Session

Hall

Existing 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. New law makes changes to the district's boundaries.

Existing law provides that the district is governed by a seven-member board, three of whom are appointed by the governing authority of Pineville and one of whom is appointed by the governing authority of Rapides Parish. Prior law provided that the other three members were appointed as follows: one member by the Central Cities Development Corporation, one member by the North Rapides Community Enhancement Program, and one member by the District One Neighborhood Watch. New law provides that the other three are appointed as follows: one member by the Central La. Economic Development Alliance, one member by the governing board of the Central La. Chamber of Commerce, one member by the North Rapides Business and Industry Alliance.

New law provides that the terms of the members of the board serving on August 1, 2015, terminate on that date; however, the members must remain in office until new members are appointed as provided in new law and take office.

Existing 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 a redevelopment agency including the following:

- (1) To undertake and carry out redevelopment projects and related activities within its area of operation.
- (2) To provide, arrange, or contract for the furnishing or repair of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with a redevelopment project, and 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 such property; and to encumber or dispose of such property.

Existing law generally grants the district the powers granted by existing law to a parish redevelopment agency except that new law removes the power of expropriation.

Existing law requires the district to formulate a redevelopment plan(s) and to submit the plan(s) 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.

New law additionally provides that the powers of the district include 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 necessary or desirable for carrying out the objects and purposes of the district.
- (4) To lease or dispose of property.
- (5) To make and collect reasonable charges for the use of property of the district and for services 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 to achieve the district's objectives and purposes.
- (7) To require and issue licenses.

New 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.

Existing law authorizes the district, subject to voter approval, to levy an ad valorem tax. Prior law provided as follows with respect to such tax: the maximum rate was 15 mills, the levy of the tax was subject to the approval of the governing authority of Pineville, and the tax could be levied for the purpose of constructing, acquiring, and maintaining public facilities contemplated by the district redevelopment plan and for the operating expenses of the district. New law removes the maximum tax rate, the requirement for approval by the governing authority of Pineville, and the specified purposes of the tax. Provides that the purpose of the tax shall be as provided in the proposition submitted to the voters.

New law additionally authorizes the district, subject to voter approval, to levy a sales and use tax not to exceed 1%.

Prior law authorized 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.

New 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.

New 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 residential, commercial, research, industrial, or other plant sites and buildings, or other capital improvements. Authorizes the authority to enter into, amend, or terminate ancillary contracts for certain purposes.

New 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.

Effective August 1, 2015.

(Amends R.S. 33:2740.50)