

CADDO PARISH COMMISSION
505 TRAVIS STREET, GOVERNMENT PLAZA, 1ST FLOOR CONFERENCE ROOM
PUBLIC NOTICE
ECONOMIC DEVELOPMENT COMMITTEE AGENDA
(Virtual)
September 20, 2021
2:00 pm

This meeting will be available for viewing on the Parish of Caddo's Facebook page.

1. ECONOMIC DEVELOPMENT COMMITTEE ROLL CALL:

- Lynn Cawthorne, Chair**
- Stormy Gage-Watts
- John E. Atkins
- John-Paul Young
- Roy Burrell
- Lyndon B. Johnson, President

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

Veterans and active military members saluting during recitation of the Pledge of Allegiance would be appropriate, should you wish to do so.

4. AGENDA ADDITIONS:

4.I. Motion To Approve Consideration Of Items Under La.R.S. 42:17.1 (2/3 Vote Required)
(Commission Clerk's Office)

4.I.i. Certificate For Teleconference 09.20.21

Documents:

[21-09-20 TELECONFERENCE MEETING CERTIFICATION- ED.PDF](#)

5. PUBLIC COMMENTS (Teleconference)

Citizens who wish to address the Committee, please fill out a comment card by clicking [HERE](#) and submit to the Commission Clerk's Office. Individual Comments are limited to 3 minutes and will be read aloud during the Public Comments section of this agenda. Citizens may also address the Committee by calling the Commission Clerk's Office at (318) 226-6596 during the Public Comments section of this agenda.

6. NEW BUSINESS:

6.I. Proposed Amazon TIF District Discussion

To include invited remarks from Drew Mouton of the City of Shreveport and Justyn Dixon of NLEP

Documents:

[ORDINANCE 6103 OF 2021 AMAZON TIF DISTRICT 2021.PDF](#)
[ORDINANCE 6103 ATTACHMENT AMAZON TIF DISTRICT MAP.PDF](#)

7. ADJOURN:

**CERTIFICATE OF TELECONFERENCE AND/OR VIDEO CONFERENCE OF
THE CADDO PARISH COMMISSION
ECONOMIC DEVELOPMENT COMMITTEE TELECONFERENCE MEETING
OF
SEPTEMBER 20th, 2021
IN ACCORDANCE WITH R.S. 42:17.1**

WHEREAS, the Governor of the State of Louisiana has declared a statewide Public Health emergency, inclusive of Caddo Parish, in Proclamation Number 25 JBE 2020;

WHEREAS, the Governor, has further extended that declaration via Proclamations Number 158 JBE 2020 and Number 159 JBE 2020; and

WHEREAS, R.S. 42:17.1 allows members of political subdivisions to participate in its meetings electronically under certain limited circumstances.

THEREFORE, in accordance with the provisions of R.S. 42:17.1, the presiding officer of the Caddo Parish Commission hereby certifies that this meeting is to address matters that are:

- (a) directly related to the public Commission's response to the Coronavirus Pandemic and are critical to the health, safety, or welfare of the public.
- (b) that if they are delayed will cause curtailment of vital public services or severe economic dislocation and hardship.
- (c) critical to continuation of the business of the Commission and that are not able to be postponed to a meeting held in accordance with the other provisions of Open Meetings Law due to a legal requirement or other deadline that cannot be postponed or delayed by the public body.
- (d) critical or time-sensitive and have been determined by the undersigned should not be delayed;*

Date: September 17, 2021



**Lynn Cawthorne,
Caddo Parish Commissioner**

* Consideration of matters under Paragraph (d) will initially require a two-thirds vote of those members present. (This does not affect the vote necessary for adoption or any motion).

ORDINANCE NO. 6103 OF 2021

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE CREATING THE "AMAZON TIF DISTRICT, STATE OF LOUISIANA;" DEFINING THE BOUNDARIES THEREOF FROM WHICH AREA LOCAL SALES TAX, PROPERTY TAX AND HOTEL OCCUPANCY TAX INCREMENTS WILL BE DETERMINED AND USED TO FINANCE ECONOMIC DEVELOPMENT PROJECTS IN ACCORDANCE WITH AND AS AUTHORIZED BY PART II OF CHAPTER 27 OF TITLE 33 OF THE LOUISIANA REVISED STATUTES OF 1950, AS AMENDED; AND PROVIDING FOR OTHER MATTERS IN CONNECTION WITH THE FOREGOING

WHEREAS, Part II, Chapter 27, Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R S. 33:9038.31, *et seq.*) (the "EDD Act") authorizes municipalities, parishes and certain other local governmental subdivisions to create economic development districts to carry out the purposes of the Act, which economic development districts are political subdivisions of the State of Louisiana and possess such power and authority and have such duties as provided by the Act and other law; and

WHEREAS, La. R S. 33:9038.39 further permits such economic development districts to levy sales and use taxes and hotel occupancy taxes at a rate up to two percent (2%) for authorized purposes subsequent to the creation and establishment of the District; and

WHEREAS, La. R S. 33:9038.34(O) provides that this governing authority may create a special trust fund for the furtherance of economic development projects, as defined in the EDD Act, into which the incremental increases in such sales taxes, property taxes and hotel occupancy taxes shall be deposited and loaned, granted, donated, or pledged in furtherance of economic development projects as defined in the EDD Act; and

WHEREAS, the Parish of Caddo, State of Louisiana (the "Parish"), acting through this Parish Commission as its governing authority, desires to avail itself of the EDD Act to create an economic development district to be called the "North Caddo Economic Development District, State of Louisiana" (the "District"), in accordance with La. R S. 33:9038.32, from which District local and State sales tax increments and local property and hotel occupancy tax increments are expected to be determined and used to fund the Parish of Caddo Economic Development District Trust Fund; and

WHEREAS, in accordance with the Act, particularly La. R S. 33:9038.32(8) and La. R S. 33:9038.39, and Resolution No. 45 adopted on September 9th, 2021, the Parish has given notice of its intention to create the District, and notice that it will hold a public hearing relative to the proposed creation of the District, including a description of the boundaries of the District and containing a map showing the boundaries of the District, which notice has been published two times in the Parish's official journal; and

WHEREAS, on this date, prior to the adoption of this ordinance, this governing authority did hold a public hearing pursuant to the aforesaid notice of intention, at which public hearing no objections were received with respect to the creation of the District.

NOW, THEREFORE, THE COMMISSION FOR THE PARISH OF CADDO HEREBY ORDAINS:

SECTION 1. All of the above "Whereas" clauses are adopted as part of this ordinance.

SECTION 2. Creation of District. Under the authority of La. R S. 33:9038.32 there is hereby created an economic development district within the Parish, to be named the "North Caddo Economic Development District, State of Louisiana," having the geographical boundaries set forth in Exhibit A attached hereto, which Exhibit A is hereby incorporated in and made a part of this Ordinance, all pursuant to the EDD Act. As provided by the EDD Act, the governing body of the District shall be this Parish Commission. As provided by the EDD Act, the District shall be a political subdivision of the State of Louisiana and shall possess such powers and authority and have such duties as provided in the EDD Act and other law.

SECTION 3. Creation of Trust Fund. Under the authority of La. RS. 33:9038.34(O), there is hereby created a special trust fund, to be named the "Parish of Caddo Economic Development District Trust Fund" (the "Trust Fund") the purpose of which will be to fund economic development projects selected by the District in the manner provided by the EDD Act. The Trust Fund shall be established by the Director of Finance of the Parish and maintained as a separate

fund, apart from other funds and accounts of the Parish or other entities, and shall be used strictly for the purposes set forth herein and in the EDD Act.

SECTION 4. Authorization of Officers. The Parish Administrator is hereby authorized, empowered and directed to do any and all things necessary and incidental to carry out the provisions of this ordinance.

SECTION 5. Severability. If any provision of this ordinance shall be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this ordinance, but this ordinance shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this ordinance which validates or makes legal any provision of this ordinance which would not otherwise be valid or legal, shall be deemed to apply to this ordinance.

BE IT FURTHER ORDAINED, that this ordinance, shall become effective ten (10) days after publication.

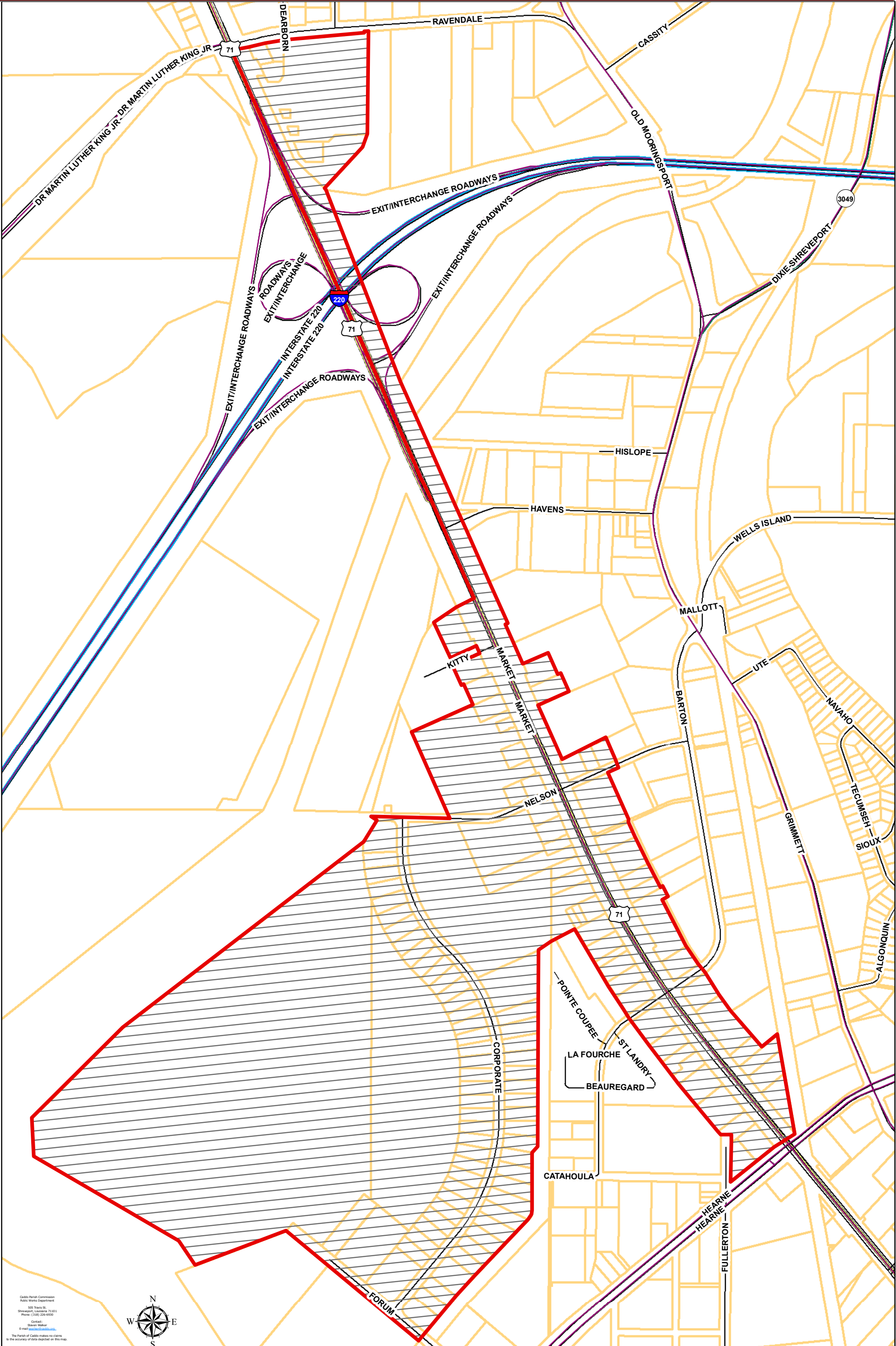
BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

**BOUNDARIES AND MAP OF PROPOSED NORTH
MARKET ECONOMIC DEVELOPMENT DISTRICT**

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN CADDO, PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Begin in the center of ROW for Hwy 71; where the ROW of LA Hwy. 71 (North Market St.) intersects with the South ROW of LA Hwy. 3194 (Dr. Martin Luther King, Jr. Dr.) and the POB of herein described property, thence run Easterly along the South ROW of LA Hwy. 3194, 996', thence run North 10', thence East 40', to the Northeast corner of property Geo.#1814100390015, thence run South 760', to the Northeast corner of property Geo.#1814100460001, thence run Southwesterly 104', thence continue Southwesterly 417' to intersection with the East ROW of LA Hwy. 71, thence run Southeasterly along the East ROW of LA Hwy. 71, 3,489', thence run West along the East ROW of LA Hwy. 71, 20', thence continue Southeasterly along East ROW of LA Hwy. 71, 319' to the North line of property Geo.#1814230630001, thence run Northeasterly 205' to the Northeast corner of said property, thence Southeasterly 175' to the North line of property Geo.#1814230800001, thence run East 25' to the Northeast corner of said property, thence run South 150' to Southeast corner of said property, thence run West 250' to the East ROW of LA Hwy. 71, thence Southeasterly along the East ROW of LA Hwy. 71, 440' to the Northwest corner of property Geo.#1814230560001, thence run Easterly 130' to Northwest corner of property Geo.#1814230560012, thence continue Easterly 100' to the Northwest corner of property Geo.#1814230560014, thence continue Easterly 132' to the Northeast corner of said property, thence Southeasterly along East line of said property 182' to the North ROW of Nelson Street, continue Southeasterly across Nelson Street ROW 60' to the South ROW of Nelson Street, thence Westerly along South ROW of Nelson Street 88' to the Northeast corner of property Geo.#1814230570022, thence continue Southeasterly along East line of said property 378.5', thence run Southwesterly across drainage ditch 20' to the Northeast corner of property Geo.#1814230570002, thence Southeasterly along East line of said property 101.7' to Northeast corner of property Geo.#1814230570024, thence Southeasterly along East line of said property 219.5' to Northeast corner of property Geo.#1814230570023, thence Southeasterly along East line of said property 110' to Northeast corner of property Geo.#1814230570015, thence Southeasterly along East line of said property 100' to the North line of property Geo.#1814230570014, thence run East 20' to Northeast corner of said property, thence Southeasterly 86.5', thence West 40', thence Southeasterly along East line of said property 380.9' to the Northeast corner of property Geo.#1814230540029, thence continue Southeasterly along East line of said property 162' to the North ROW line of Barton Drive, thence continue Southeasterly across Barton Drive ROW 80' to Northeast corner of property Geo.#1814230810001, thence continue Southeasterly along East line of said property 195.44' to the Northeast corner of property Geo.#1814230550018, thence continue Southeasterly along East line of said property 390' to the Northeast corner of property Geo.#1814230550016, thence continue Southeasterly along East line of said property 110' to the North line of property Geo.#1814230860001, thence run East along the North line of said property 147' to the Northeast corner of said property, thence run South along East line of said property 115.43' to the Northeast corner of property Geo.#1814230550011, thence continue along East line of said property 173' to the Northeast corner of property Geo.#1814230550005, thence continue along the East line of said property 461' to the East ROW of LA Hwy. 71 at the intersection of North Hearne Av., thence run Southwesterly 180' across LA Hwy. 71 ROW to the Southeast corner of property Geo.#1814230000062, thence continue Southwesterly along South line of said property 175' to the Southeast corner of property Geo.#1814230000107, thence continue Southwesterly along South line of said property 237' to the East ROW line of Fullerton Street, thence run North along the East ROW of Fullerton Street 348', thence run West along the North ROW line of Fullerton Street 80' to the Northeast line of property Geo.#1814230000094, thence run Northwesterly along Northeast line of said property 272' to the Southeast corner of property Geo.#1814230600013, thence continue Northwesterly along the Northeast line of said property 797' to the South ROW line of Barton Drive, thence continue Northwesterly across Barton Drive ROW 60' to the Southeast corner of property Geo.#1814230600012, thence continue Northwesterly along the East line of said property 744.65' to the Northeast corner of said property, thence run Southwesterly along the North line of said property 170' to the Northeast corner of property Geo.#1814230600013, thence continue Southwesterly along the North line of said property 146' to the Northeast corner of property Geo.#1814230000122, thence run South along the East line of said property 353' to the Northeast corner of property Geo.#1814230620024, thence continue in a South and Southwesterly direction along the East property line of Lots 24 through Lot 1 of the Hunter Industrial Center as noted in Book 1800 at Page 385, records of Caddo Parish, Louisiana, a distance of 2,793.37' to the North ROW of Forum Drive, thence run Southwesterly across Forum Drive ROW 80' to the South ROW line of Forum Drive, thence run Northwesterly along the South ROW line of Forum Drive 1,256.72' to the Northeast corner of property Geo.#1814220010001, thence run Southwesterly along the North line of said property 884.25' to the South line of property Geo.#1814230890001, thence run Northwesterly 157.38', thence Northwesterly 1,268.69', thence North 433.01', thence

Northeasterly 1,039.86', thence Northeasterly 1,392.29', thence Northeasterly 241.18', thence Northeasterly 620.33', thence Northeasterly 85.54, thence East 139.08' to center line of Nelson Street right-of-way, thence run East 583' along centerline of Nelson Street right-of-way, thence North across right-of-way 30' to Southwesterly Corner of property Geo. #1814140000121, thence run Northwesterly along West line of said property 665', thence Northeasterly along North line of said property 497' to Southeast Corner of property Geo.#1814140000122, thence Northwesterly along West line of said property 167' to the South line of property Geo.#1814140090001, thence run Westerly along said South line of said property 22' to Southwest Corner of said property, thence Northwesterly along West line of said property 160' to South right-of-way line of Kitty Lane, thence Easterly along South right-of-way line of Kitty Lane 220' to West right-of-way line of Hwy 71, thence Northwesterly along West right-of-way line of Hwy 71 60' to Southeasterly Corner of property Geo.# 1814140100001, thence run Southwesterly along South line of said property 220', thence Northwesterly along West line of said property 290.32', thence Northeasterly along North line of said property 353' to the Center of Hwy 71, thence run Northwesterly along said Center line 4,436' to the POB.



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