

ORDINANCE NO. 1733 OF 2018

AN ORDINANCE CREATING "ECONOMIC DEVELOPMENT DISTRICT NO. 1 OF THE CITY OF RUSTON, STATE OF LOUISIANA;" DEFINING THE BOUNDARIES THEREOF FROM WHICH AREA LOCAL SALES 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 "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, the City of Ruston, State of Louisiana (the "City"), acting through this Mayor and Board of Aldermen as its governing authority, desires to avail itself of the Act to create an economic development district to be called "Economic Development District No. 1 of the City of Ruston, State of Louisiana" (the "District"), in accordance with La. R.S. 33:9038.32, from which District local and State sales tax increments are expected to be determined and used to fund the Economic Development District No. 1 Trust Fund; and

WHEREAS, La. R.S. 33:9038.39 further permits such economic development districts to levy sales and use taxes at a rate up to two percent (2.00%) for authorized purposes; 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 Act, into which the incremental increases in such sales taxes shall be deposited and loaned, granted, donated, or pledged in furtherance of economic development projects as defined in the Act; and

WHEREAS, in accordance with the Act, particularly La. R.S. 33:9038.32(B) and La. R.S. 33:9038.39, and Resolution No. 1207 of 2018 adopted on September 10, 2018, the City 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, and the proposed levy of the sales and use tax therein, including a parcel list and web address displaying a map of the boundaries of the District, which notice has been published two times in the City'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, BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Ruston, State of Louisiana, that:

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

§2. Creation of District. Under the authority of La. R.S. 33:9038.32 there is hereby created an economic development district within the City, to be named "Economic Development District No. 1 of the City of Ruston, State of Louisiana," having the geographical boundaries described in the parcel list 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 Act. As provided by the Act, the governing body of the District shall be this Mayor and Board of Aldermen. As provided by the 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 Act and other law.

The District shall have the same regular meeting dates and official journal as the governing authority of the City; the officers of the City shall serve as the corresponding officers of the District (the Mayor as *ex officio* Chief Executive Officer of the District); and as provided by La. 33:1420.21 this Mayor and Board of Aldermen may transact business in its capacity as governing authority of

the District during regular or special meetings of the City, provided that all applicable notice requirements have been met.

§3. Creation of Trust Fund. Under the authority of La. R.S. 33:9038.34(O), there is hereby created a special trust fund, to be named the "Economic Development District No. 1 of the City of Ruston Trust Fund" (the "Trust Fund") for the purposes of paying the costs of any economic development project, as such costs are defined in La. R.S. 33:9038.36 including, without limitation, public works and infrastructure and projects to assist (i) hotel, motel, conference facilities, and related industries, (ii) commercial, retail, and related industries, (iii) amusement, places of entertainment, theme parks, and any other tourism-related industry, or any other industry described in La. R.S. 33:9038.34(M), as defined in the EDD Act. The Trust Fund shall be established by the Director of Finance of the City and maintained as a separate fund, apart from other funds and accounts of the City or other entities, and shall be used strictly for the purposes set forth herein and in the Act.

§4. Authorization of Officers. The Mayor, Mayor *pro tem* and City Clerk are hereby authorized, empowered and directed to do any and all things necessary and incidental to carry out the provisions of this ordinance.

§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.

§6. Repealer. All ordinances or resolution, or parts thereof, in conflict herewith are hereby repealed.

§7. Publication; Effective Date. This ordinance shall be published one time in the official journal of the City and shall become effective in the manner provided by La. R.S. 33:406(C).

This Ordinance was introduced on September 10, 2018, by Alderman Jed Lewis, Notice of Public Hearing was published on September 18, 2018. A Public Hearing was held, the title having been read and the Ordinance considered, on motion to adopt, by Alderman Jed Lewis seconded by Alderwoman Carolyn Cage, a record vote was taken and the following result was had:

YEA: ALDERWOMAN CAROLYN ELMORE CAGE
ALDERMAN JEDD LEWIS
ALDERWOMAN ANGELA R. MAYFIELD

NAY: ALDERMAN JIM PEARCE
ALDERMAN BRUCE SIEGMUND

ABSENT: NONE

WHEREUPON, the presiding officer declared the above Ordinance duly adopted on the 1st day of October, 2018.

ATTEST:

LAURA HARTT, CLERK

RONNY WALKER, MAYOR

EXHIBIT A
to Creation Ordinance

**PARCEL LIST AND WEB ADDRESS DISPLAYING MAP OF PROPOSED
ECONOMIC DEVELOPMENT DISTRICT NO. 1
OF THE CITY OF RUSTON, STATE OF LOUISIANA**
(Parcel list furnished by City of Ruston Economic Development)

MAP AVAILABLE AT:

http://www.ruston.org/downloads/ruston_economic_development_district_1_090518.pdf

<u>Owner Name</u>	<u>Parcel Address</u>	<u>Parcel Number</u>	<u>Approx. Acreage</u>
Ruston Theatres, LLC	900 Celebrity Drive Ruston, LA 71270	13183000518	6.50
Brister Enterprises, LLC	1420 Cooktown Road Ruston, LA 71270	14183138118	0.94
Quarles Properties, LLC	1428 Cooktown Road Ruston, LA 71270	14183138117	0.94
JL Holding 1 LLC of Louisiana	1409 N Trenton Street Ruston, LA 71270	14183281002	1.00
C & R Sweet Delights, LLC	108 Monticello Drive Ruston, LA 71270	02183367009	0.44
Pinecrest of Ruston, Inc.	1516 N Trenton Street Ruston, LA 71270	13183000A01	1.03
Wendelta Property Holdings, LLC	1400 N Trenton Street Ruston, LA 71270	13183805318	0.81
Haury, Karl E Jr	1324 N Vienna Street Ruston, LA 71270	13183000026	1.10
USA Stop & Save, LLC	110 Woodward Avenue Ruston, LA 71270	13183000008	0.67
North Vienna Properties	1315 N Vienna Street Ruston, LA 71270	13183000015	0.72
BR-J2911 Ruston Property Holding Co	101 N Service Road E, #2 Ruston, LA 71270	13183026028	3.30

BR-J2911 Ruston Property Holding Co	103 N Service Road E, #3 Ruston, LA 71270	13183026028	3.30
Ruston Center, LLC	207 N Service Road E Ruston, LA 71270	13183334001	13.18
Ruston Center, LLC	297 N Service Road E Ruston, LA 71270	13183APPLDB	0.41
McDonald's Corp 88-17	301 N Service Road E Ruston, LA 71270	13183000020	0.82
Pizza Pie, LLC	1314 Maxwell Boulevard Ruston, LA 71270	1318344401B	0.87
Chick-Fil-A, Inc.	1206 Maxwell Boulevard Ruston, LA 71270	1318344401A	1.39
Ellis, Edwin C et al	501 N Service Road E Ruston, LA 71270	13183745284	0.46
Jedco Properties, LLC	649 N Service Road E Ruston, LA 71270	13183116129	1.46
Jedco Properties, LLC	659 N Service Road E Ruston, LA 71270	13183300001	0.88
Celebrity Centre of Ruston, LLC	704 Celebrity Drive Ruston, LA 71270	13183000665	3.94
Celebrity Centre of Ruston, LLC	720 Celebrity Drive Ruston, LA 71270	13183000665	3.94
Celebrity Centre of Ruston, LLC	732 Celebrity Drive Ruston, LA 71270	13183000665	3.94
Celebrity Centre of Ruston, LLC	744 Celebrity Drive Ruston, LA 71270	13183000665	3.94
Kilpatrick Investments, LLC	801 N Service Road E Ruston, LA 71270	13183809156	1.37
Dauzat Investments, LLC	931 N Service Road E Ruston, LA 71270	1318311LOG	1.36
SFP Pool Seven, LLC	1419 Eagle Drive Ruston, LA 71270	13183000668	4.89

SFP Pool Seven, LLC	1429 Eagle Drive Ruston, LA 71270	13183000668	4.89
WalMart Real Estate Business Trust (Subway)	1201 N Service Road E Ruston, LA 71270	13183000014	25.41
Realty Income Corp	1101 N Service Road E Ruston, LA 71270	13183100002	2.34
City of Ruston	1814 Celebrity Drive Ruston, LA 71270	18182COR117	0.46
Kees, Charles L &	1911 Farmerville Highway Ruston, LA 71270	18182000047	0.35
Domangue's Steak & Seafood Family	1917 Farmerville Highway Ruston, LA 71270	18182135264	0.66
Moojon Properties, LLC	1821 Northpointe Lane Ruston, LA 71270	1818200PORT	0.17
Magic Star Properties, LLC	2017 Farmerville Highway Ruston, LA 71270	18182000020	0.37
Milner-Doull Partnership	2103 Farmerville Highway Ruston, LA 71270	1818241201A	1.04
BBWI Investments	2105 Farmerville Highway Ruston, LA 71270	18182145282	0.89
Ruston Petro Partners, LLC	2111 Farmerville Highway Ruston, LA 71270	18182187666	0.73
6-K Development, LLC	2029 E Kentucky Avenue Ruston, LA 71270	18182000848	0.86
6-K Development, LLC (Eskamoe's)	1913 E Kentucky Avenue Ruston, LA 71270	18182003103	2.81
6-K Development, LLC (Teriyaki Grill)	1913 E Kentucky Avenue Ruston, LA 71270	18182003103	2.81
Chhay, Sonika	2375 Hwy 33 Ruston, LA 71270	07182COM01B	0.70
Moose's Cabin, LLC	1906 Farmerville Highway Ruston, LA 71270	18182000022	1.58

WH Capital, LLC	1121 Cooktown Road Ruston, LA 71270	23183064007	0.50
Johnny's Pizza House, Inc.	1109 Cooktown Road Ruston, LA 71270	23183000052	0.75
Ruston Rentals, LLC	1105 Cooktown Road Ruston, LA 71270	23183114001	0.60
Mueller, Michael H	995 Tech Drive Ruston, LA 71270	23183132001	0.36
Highland Oaks of Ruston	975 Tech Drive Ruston, LA 71270	23183134001	0.97
Central Properties with Union Bank	817 W California Avenue Ruston, LA 71270	26183107007	0.66
Griffs of America, Inc.	815 W California Avenue Ruston, LA 71270	26183107003	0.42
Ruston Rentals, LLC	802 W California Avenue Ruston, LA 71270	26183092B02	0.12
D & B Enterprises of Ruston, LLC	703 W California Avenue Ruston, LA 71270	26183245300	0.55
Flemto California, LLC	701 W California Avenue Ruston, LA 71270	26183245302	0.50
Community Real Estate Investments	601 W California Avenue Ruston, LA 71270	26183245E18	0.40
BBWI Investments, A Limited Partner	507 W California Avenue Ruston, LA 71270	26183245280	0.65
Ruston Rentals, LLC	503 W California Avenue Ruston, LA 71270	26183245888	0.33
Thirty Year Partnership, LLC	501 W California Avenue Ruston, LA 71270	261832452A5	0.66
Fast Foods of Monroe, Inc.	407 W California Avenue Ruston, LA 71270	26183245205	0.69
Mercer, Robert L	306 W California Avenue Ruston, LA 71270	26183931B04	0.76

Doull, James et al	301 W California Avenue Ruston, LA 71270	26183245104	0.55
T & K Investment Property, LLC	211 W California Avenue Ruston, LA 71270	26183249001	0.40
Cardwell, Douglas	206 W California Avenue Ruston, LA 71270	2618393030A	0.46
Hamilton Jones & Mays Bldg Partner	600 S Trenton Street Ruston, LA 71270	2618324952a	0.25
Potts, Truman A	1314 S Vienna Street Ruston, LA 71270	25183000120	0.26
McDonalds Corp	400 S Trenton Street Ruston, LA 71270	26183929A02	0.96
Watson, Perry W Jr &	202 W Louisiana Avenue Ruston, LA 71270	23183985A08	0.06
First Baptist Church of Ruston, LA	211 Railroad Avenue Ruston, LA 71270	23183985019	0.33
Davis, Bert &	102 Homer Street Ruston, LA 71270	23183992001	0.51
SLM Investments, LLC	400 W Alabama Street Ruston, LA 71270	23183925E32	0.25
Railway Coffee, LLC	202 W Mississippi Avenue Ruston, LA 71270	23183963001	0.03
Park Avenue Plaza, LLC	102 N Monroe Street Ruston, LA 71270	23183984017	0.23
Webb, Dallas N & Juanita A W	101 N Trenton Street Ruston, LA 71270	23183984A01	0.08
Ballina Farms, Inc.	1200 Cooktown Road Ruston, LA 71270	23183069008	0.40
A & M Restaurant Operations, LLC	1103 S Service Road W Ruston, LA 71270	23183069021	0.89
S & B of Ruston, Inc.	1104 Cooktown Road Ruston, LA 71270	23183194934	1.20

DUB Investments Ruston, LLC	1100 Cooktown Road Ruston, LA 71270	23183000017	0.40
Realty Income Corp	1103 N Trenton Street Ruston, LA 71270	24183000048	0.52
Graham Properties, LLC	1007 N Trenton Street Ruston, LA 71270	23183001009	2.95
Sky Blue Sky, LLC	206 N Vienna Street Ruston, LA 71270	24183973188	0.05
Baldwin Interest, LLC	114 W Park Avenue Ruston, LA 71270	24183971009	0.25
Baldwin Interest, LLC	106 W Park Avenue Ruston, LA 71270	24183971009	0.25
Moose's Restaurant, LLC	109 W Park Avenue Ruston, LA 71270	24183972004	0.07
Van Zandt Ventures, LLC	111 W Park Avenue Ruston, LA 71270	24183972005	0.14
Triple L Holdings, LLC	94 S Vienna Street Ruston, LA 71270	24183900001	0.14
Old Main Investments, LLC	301 S Vienna Street Ruston, LA 71270	24183908311	0.89
Desoto Development Co, LLC	601 S Vienna Street Ruston, LA 71270	2518324771A	0.45
Rosemary's Kitchen, LLC	400 S Bonner Street Ruston, LA 71270	25183909015	0.56
Backus, Joe C and	307 E Georgia Avenue Ruston, LA 71270	24183321307	0.23
Fanning, Howard W	1010 E Georgia Avenue Ruston, LA 71270	24183000100	1.11
Waffle House, Inc.	1506 Farmerville Highway Ruston, LA 71270	19182000026	1.01
Food Truck	105 N Service Road E Ruston, LA 71270	13183334001	13.18

City of Ruston	93 Railroad Avenue Ruston, LA 71270	24183702315	0.79
Dade, Anthony et al	810 S Farmerville Street Ruston, LA 71270	25183077019	0.36
Duncan's 19 th Hole, LLC	2001 Commerce Street Ruston, LA 71270	18182002002	2.83
MIC RLA, LLC	1315 N Trenton Street Ruston, LA 71270	14183900019	2.15
KVP Lodgings, LLC	1300 N Trenton Street Ruston, LA 71270	13183000100	1.20
Going Yard, LLC	1309 Maxwell Boulevard Ruston, LA 71270	13183136584	3.35
HMV of Ruston, Inc.	1801 N Service Road E Ruston, LA 71270	18182000048	1.48
Ruston Choice Hotels, LLC	1951 N Service Road E Ruston, LA 71270	18182000A20	1.31
Sunrise Hospitality VI, LLC	1312 Hospitality Street Ruston, LA 71270	18182562003	2.94
Govin Group	1101 Cooktown Road Ruston, LA 71270	23183000060	1.42
Ruston Lodging, Inc.	1705 W California Avenue Ruston, LA 71270	27183117S05	0.86
Payal II, LLC	1105 N Trenton Street Ruston, LA 71270	14183535750	1.14
SIS of Ruston, LLC	106 S Service Road E Ruston, LA 71270	24183000720	2.11
Ruston Lodging Partners, LLC	1011 Willow Glen Drive Ruston, LA 71270	25183WGCP01	2.16
Liu, Ruey Lin &	904 E Georgia Avenue Ruston, LA 71270	24183000031	5.00
Kilpatrick Hotels Number One, LLC	1707 Roberta Avenue Ruston, LA 71270	19182000007	2.70

La Dhillon Investments, LLC	1825 Roberta Avenue Ruston, LA 71270	19182122263	2.34
6-K Development, LLC	2000 E Kentucky Avenue Ruston, LA 71270	18182000280	0.23
City of Ruston Louisiana	Farmerville Street Ruston, LA 71270	36183167001	53.10
City of Ruston Louisiana	S Vienna Street Ruston, LA 71270	36183000057	0.98
City of Ruston Louisiana	1901 S Vienna Street Ruston, LA 71270	36183COR124	0.41
City of Ruston Louisiana	S Vienna Street Ruston, LA 71270	36183000018	3.49
City of Ruston Louisiana	Ball Park Road Ruston, LA 71270	36183167761	54.80
City of Ruston Louisiana	2317 S Vienna Street Ruston, LA 71270	36183000028	23.45
City of Ruston Louisiana	S Vienna Street Ruston, LA 71270	36183COR735	3.97
City of Ruston Louisiana	Farmerville Street Ruston, LA 71270	36183130790	3.30
City of Ruston Louisiana	2505 S Vienna Street Ruston, LA 71270	36183000093	13.66
City of Ruston	Farmerville Street Ruston, LA 71270	36183000198	6.29
Town of Ruston	Farmerville Street Ruston, LA 71270	25183000900	3.00 partial parcel
Town of Ruston	McAllister Street Ruston, LA 71270	36183000111	4.00
City of Ruston	Farmerville Street Ruston, LA 71270	36183122911	11.62
City of Ruston	Farmerville Street Ruston, LA 71270	36183000888	12.17

City of Ruston Louisiana	2201 Farmerville Street Ruston, LA 71270	36183954349	14.45
Arnold, Darnell T	1108 Martin L King Drive Ruston, LA 71270	25183276110	0.17
Vienna Street U-Pak-It, Inc.	504 S Vienna Street Ruston, LA 71270	25183911003	0.48
Estes, Brian D	1300 Farmerville Hwy Ruston, LA 71270	19182893100	0.38
Carter, Bobby Ray	1507 Martin L King Drive Ruston, LA 71270	30182000178	0.38
Brasuell, Alfa A Jr.	1006 Cooktown Road Ruston, LA 71270	23183000065	0.60

STATE OF LOUISIANA

PARISH OF LINCOLN

I, the undersigned City Clerk of the City of Ruston, State of Louisiana (the "City"), do hereby certify that the foregoing _____ (__) pages constitute a true and correct copy of an ordinance adopted by the governing authority of the City on October 1, 2018, creating "Economic Development District No. 1 of the City of Ruston, State of Louisiana;" defining the boundaries thereof from which area local sales 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.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the City on this the 1st day of October, 2018.

(SEAL)

City Clerk