

**FACT SHEET
(Shreveport City Council District B)**

TITLE	DATE	ORIGINATING DEPARTMENT
RESOLUTION STATING THE CITY OF SHREVEPORT'S ENDORSEMENT OF STUDIO NETWORK – SHREVEPORT I, LLC TO PARTICIPATE IN THE BENEFITS OF THE LOUISIANA RESTORATION TAX ABATEMENT PROGRAM AND TO OTHERWISE PROVIDE WITH RESPECT THERETO	July 6, 2020	DEPT. OF COMMUNITY DEVELOPMENT BUREAU OF HOUSING & BUSINESS DEVELOPMENT REVIEWING AGENCY DEPT. OF COMMUNITY DEVELOPMENT BUREAU OF HOUSING & BUSINESS DEVELOPMENT

PURPOSE
To approve a 5 year tax abatement on the ad valorem tax increase resulting from the restoration of the building.

BACKGROUND INFORMATION
A 1983 State Constitutional Amendment provided for the Restoration Tax Abatement Program as an incentive for restoration in historic preservation, economic development, and downtown development districts. The **Studio Network – Shreveport I, LLC** building was built in 1925 and is in the Shreveport Downtown Development District.

This tax abatement will need to be approved by the State Board of Commerce and Industry after the resolution is approved by the City Council (including public hearing).

The applicant, **Studio Network – Shreveport I, LLC** is proposing to renovate the long-abandoned Sears building and two adjoining retail buildings totaling about 110,000 square feet restored into forty-eight luxury apartments and about 35,000 square feet of office/retail space. Property completely stripped down to studs and install all new electrical, plumbing, communications, elevator, insulation, sheetrock, kitchen/bathroom fixtures, HVAC throughout, light fixtures, flooring-marble/wood/porcelain, metal exterior windows and doors, hardware, paint, interior trim throughout.

The total cost of the project will be \$11,371,694.00 The City of Shreveport ad valorem taxes abated will be \$56,204.59 per year for five years. The Parish-School Board taxes abated is \$219,649.94 per year for five years. The DDA ad valorem taxes abated is \$14,737.71 per year for five years. The applicant can request a five year extension of the Restoration Tax Abatement.

TIMETABLE
The abatement will become effective after introduction to the City Council on July 14, 2020, and approval after public hearing on August 11, 2020, and State Department of Commerce and Industry approval thereafter.

SPECIAL PROCEDURAL REQUIREMENTS
Notice of the time and place of the public hearing is published at least twice in the official Journal of the City. The first publication must appear at least ten days before the date of the hearing.

FINANCES		
COST AND REVENUE PROJECTIONS	COST of total project \$ 11,371,694.00 COST of this resolution \$ 56,204.59 /year	SOURCE OF FUNDS CITY _____% \$ _____N/A_____ % \$ _____ %
	RELATED annual operating Costs \$ -0-	
	INCREASE REVENUE EXPECTED/YEAR \$ 56,204.59/year after 2025	NON-CITY \$ _____ % \$ _____ %

DISCUSSION
Alternatives:
1. Approve the application.
2. Disapprove the application.

CONCLUSION
Alternative number 1 is recommended. The application conforms to the established guidelines for participation in the program.

FACT SHEET PREPARED BY: Frederick Lewis
Department of Community Development

RESOLUTION NO. _____ of 2020

RESOLUTION STATING THE CITY OF SHREVEPORT'S ENDORSEMENT OF STUDIO NETWORK – SHREVEPORT I, LLC TO PARTICIPATE IN THE BENEFITS OF THE LOUISIANA RESTORATION TAX ABATEMENT PROGRAM AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BY:

WHEREAS, the Restoration Tax Abatement has been created by the Electors of the State of Louisiana as an Act 445 of 1983, and amended in Act 783 of 1984, Article VII, Part II, Section 21(H) of the Louisiana Constitution and Louisiana R.S. 47:4311-4319, to authorize the Board of Commerce and Industry, with the approval of the Governor and the local governing authority and in accordance with procedures and conditions provided by law, to enter into a contract granting property owners who propose the expansion, restoration, improvement or development of an existing structure or structures in a downtown development district, historic district, or economic development district, established in accordance with law, the right to pay ad valorem taxes based upon the assessed valuation of the property prior to the commencement of the expansion, restoration, improvement or development; and

WHEREAS, the City of Shreveport desires to promote economic activity, create and retain job opportunities, and improve the tax base throughout the City for the benefit of all citizens; and

WHEREAS, it is the desire of the City Council to foster the continued growth and development (and redevelopment) of the City to the continued prosperity and welfare of the City; and

WHEREAS, this project is located in a Downtown Development District; and

WHEREAS, this project is a commercial property;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Shreveport in due, regular, and legal session convened that the City Council hereby approves the **Studio Network – Shreveport I, LLC** application **20150237 – RTA** for participation in the Louisiana Restoration Tax Abatement Program.

BE IT FURTHER RESOLVED that if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications and to this end the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed.

APPROVED AS TO LEGAL FORM:

City Attorney's Office