

FACT SHEET**CITY OF SHREVEPORT, LOUISIANA**

<u>TITLE</u>	<u>DATE</u>	<u>ORIGINATING DEPARTMENT</u>
An ordinance declaring the City's interest in certain vacant land as surplus, and our intention to transfer certain vacant land acquired by Shreveport Public Assembly & Recreation, to Shreveport Common, Inc., and to otherwise provide with respect thereto.	July 14, 2021	SPAR
		<u>COUNCIL DISTRICT</u>
		B
		<u>SPONSOR</u>
		L.Fuller

PURPOSE

The City of Shreveport-SPAR is requesting authorization to surplus and transfer certain vacant land acquired for development of the 9-block area known as Shreveport Common, to Shreveport Common, Inc. for creating and spurring economic development and to leverage private development in the area. Louisiana Constitution 714 14:(6) allows for the donation of abandoned or blighted housing property by the governing authority of a municipality or a parish to a nonprofit organization which is recognized by the Internal Revenue Service as a 501(c)(3) or 501(c)(4) nonprofit organization and which agrees to renovate and maintain such property until conveyance of the property by such organization;

BACKGROUND INFORMATION

Shreveport Common began in 2012 with a \$150,000 National Endowment for the Arts, Mayor's Institute of City Design grant for a year-long community Vision Planning Process led by the City of Shreveport and the Shreveport Regional Arts Council (SRAC) after a fire destroyed the Arts Council's home in 2009. In 2013, the arts council moved into the 10-year unoccupied, 1922 Central Fire Station, now the Central ARTSTATION with over 65% space devoted to Artist Resource Center, multi-use/black-box style Engine Room, emerging artist gallery, arts entrepreneur training center and community space. The \$5.7M project, funded mostly through private donations, marked the first capital improvement in the area in over 50 years. Through the committed efforts of SRAC, City of Shreveport, property owners, neighbors and Shreveport Common, Inc. 501-C-3 nonprofit organization, Shreveport Common is one of the nation's premier Creative Placemaking projects; studied and featured by Massachusetts Institute of Technology (MIT) Dept. of Urban Studies and Planning and was voted the #1 Outstanding Community Development Project in the Nation by the National Development Council Academy (2015-16)

The MPC and the City Council have both adopted the community led Vision Plan for Shreveport Common and have recognized Shreveport Common, Inc. as the driving force for this 9-block area. To date, 54 million has been invested in the area, including 29 properties construction completed. Additionally, 8 projects, with projected investment of \$32 million, are under construction.

The City desires to transfer the Property to Shreveport Common in order to further develop the housing in the 800 block of Texas Avenue through the operation of a Cooperative Endeavor Agreement with Shreveport Common, Inc.

TIMETABLE

Introduction: August 24, 2021
Final Passage: September 28, 2021

ATTACHMENT(S)

Map

SPECIAL PROCEDURAL REQUIREMENTS

Notice of the *proposed* ordinance shall be advertised three (3) times in fifteen days, one (1) week apart.
La. R.S. 33:4712

If there is any opposition to the proposed ordinance, the opposition shall be made in writing, filed with the Shreveport Clerk of Council within fifteen (15) days after posting of the notice *or* its first advertised publication.

FINANCE

S
None

SOURCE OF FUNDS

ALTERNATIVES

(1) Adopt the ordinance as submitted, or (2) Amend the ordinance, or (3) Reject the ordinance.

RECOMMENDATION

Recommend adoption of the ordinance.

FACT SHEET PREPARED Shelly Ragle, SPAR Director

BY:

ORDINANCE NO. _____ OF 2021

AN ORDINANCE DECLARING THE CITY'S INTEREST IN CERTAIN VACANT LAND AS SURPLUS, AND OUR INTENTION TO TRANSFER CERTAIN VACANT LAND ACQUIRED BY SHREVEPORT PUBLIC ASSEMBLY & RECREATION, TO SHREVEPORT COMMON, INC., AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

BY COUNCILMEMBER: COUNCILWOMAN FULLER
DISTRICT: B

WHEREAS, the City of Shreveport ("City"), through Shreveport Public Assembly & recreation has acquired title to certain properties identified as:

0.162 ACS. M/L- LOT 1, W.R. CARTER'S SUBDIVISION, BLK. 3, UNIT 2, IN T.A.L. 5, CITY OF SHREVEPORT, 181437-208-0001 (subject property 1);

WHEREAS, the said properties were acquired by the City with the intent, of future development in order to advance the Vision Plan for Shreveport Common; and

WHEREAS, Shreveport Common Inc. a non-profit who sole mission is to implement creative place-making revitalization efforts in the 9-block area known as Shreveport Common; and

WHEREAS, the donation must be used to create housing development in that block where the property is located and allow for the progression of Shreveport Common Vision Plan which will be of benefit to the community; and

WHEREAS, the said properties are not needed by the City for a public purpose and should therefore be declared to be surplus property; and

WHEREAS, LSA-R.S. 33:4712 requires that notice of this ordinance be published at least three (3) times within fifteen (15) days, one week apart.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Shreveport in due, regular and legal session convened, that that:

0.162 ACS. M/L- LOT 1, W.R. CARTER'S SUBDIVISION, BLK. 3, UNIT 2, IN T.A.L. 5, CITY OF SHREVEPORT, 181437-208-0001 (subject property 1);

is hereby declared to be surplus properties and not needed by the City of Shreveport for public purposes.

BE IT FURTHER ORDAINED that the City of Shreveport is hereby authorized to transfer:

0.162 ACS. M/L- LOT 1, W.R. CARTER'S SUBDIVISION, BLK. 3, UNIT 2, IN T.A.L. 5, CITY OF SHREVEPORT, 181437-208-0001 (subject property 1);

to Shreveport Common Inc. in “as is” condition and without warranty of title or recourse whatsoever against the City of Shreveport, in accordance with state law, and city ordinances.

BE IT FURTHER ORDAINED that the Mayor of the City of Shreveport is authorized to execute and deliver, for and on behalf of the City of Shreveport, any and all document relative to the donation of the properties to Shreveport Common, Inc. and to do any and all things necessary and incidental to carry out the authorization expressed in this ordinance relative to the transfer of the said property.

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

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

THUS DONE AND ORDAINED by the City Council of the City of Shreveport, Louisiana.

APPROVED AS TO LEGAL FORM:

City Attorney's Office