

FACT SHEET
(Shreveport City Council District B)

TITLE	DATE	ORIGINATING DEPARTMENT
RESOLUTION STATING THE CITY OF SHREVEPORT'S ENDORSEMENT OF NEW SHREVEPORT RENEWAL, LLC - LEE HARDWARE TO PARTICIPATE IN THE BENEFITS OF THE LOUISIANA RESTORATION TAX ABATEMENT PROGRAM AND TO OTHERWISE PROVIDE WITH RESPECT THERETO	December 3, 2021	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 New Shreveport Renewal, LLC Lee Hardware building was built in 1905 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, New Shreveport Renewal, LLC project is to renovate the Lee Hardware building to include renovations to the building' exterior facade, roof, HVAC system, interior unit kitchen and bathrooms upgrades, and landscaping/pool improvements.

The total cost of the project will be \$4,667,798.00 The City of Shreveport ad valorem taxes abated will be \$18,616.11 per year for five years. The Parish-School Board taxes abated is \$93,430.64 per year for five years. The DDA ad valorem taxes abated is \$6,329.53 per year for five years. At the end of the initial five year abatement period 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 December 14, 2021, and approval after public hearing on January 11, 2022, 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 \$ 4,667,798.00	SOURCE OF FUNDS CITY _____ % \$ _N/A_____ % \$ _____ %
	COST of this resolution \$ 18,616.11 /year	
	RELATED annual operating Costs \$ -0-	NON-CITY \$ _N/A_____ % \$ _____ %
	INCREASE REVENUE EXPECTED/YEAR \$ 18,616.11 /year after 2027	

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 2021

**RESOLUTION STATING THE CITY OF SHREVEPORT'S ENDORSEMENT OF
NEW SHREVEPORT RENEWAL, LLC - LEE HARDWARE 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 the 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 **New Shreveport Renewal, LLC – Lee Hardware** application **20200330 – 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