

MINUTES OF THE MEETING OF THE  
CADDO PARISH COMMISSION'S  
ECONOMIC DEVELOPMENT COMMITTEE  
HELD ON THE 2<sup>nd</sup> DAY OF AUGUST, 2021

The Caddo Parish Economic Development Committee met in legal session on the above date, at 11:30 a.m., in the Government Chambers Conference Room, with Mr. Lynn Cawthorne, Chairman, presiding, and the following members in attendance: Commissioners Atkins, Burrell, Cawthorne and Johnson (4). ABSENT: Commissioner Gage-Watts and Young (2).

Mr. Atkins gave the invocation, and the Pledge of Allegiance was led by Mr. Burrell.

**NEW BUSINESS**

The Chair moved to the New Business item, *Hosston Travel Center and Potential TIF Discussion*.

Mr. Jimmy Silvio representing the Hosston Travel Center project explained the 6 acre travel center to be built in Hosston, LA is to provide infrastructure to Hosston which needs utilities and internet. Their 8000 square foot facility will provide food service, grocery and fuel services. He explained that there is a commodity desert along the I-49 North corridor between Shreveport and Texarkana. He added that SWEPCO has advised there is interest in having electrical vehicle charging stations. And that the City of Hosston is cooperating with their project to facilitate it.

Dr. Wilson explained that having this project follow through will encourage other businesses to develop in the area and also near Shreveport. He advised that supporting the TIF district for this travel center facility is going to help the project by reinvesting a portion of the property tax dollars into the infrastructure and area.

Mr. Silvio explained that their site plan includes future site expansion and is about \$6.4 million investment.

Mr. Hopkins explained that the request is to set up a TIF district and, from seeing how Texas has many TIF districts bringing growth and development, that Shreveport could benefit from the same thing.

Mr. Silvio explained that it is considered a federal opportunity zone as well.

David Wolf explained that the company is investing up front expense to infrastructure improvements and they are requesting for a pilot program through the industrial development board giving them a reimbursement on those costs. The IDB would pay the property tax of the property until the total amount of the investment amount has been met. He explained that many Industrial Development Boards have exercised this property tax abatement program successfully and the police jury or local government would have to pay the upfront costs or issue bonds. And, secondly, the revenue from the built infrastructure would incentivize future developments at other intersections along I-49. He then explained that a TIF district is permitted by Louisiana law and can be created by a municipality and parishes that governs the area the district is in. the governing authority creates a boundary of the district, publishes notice of intent and public hearing of the district before it can be created. Then, within the boundary of the district the governing authority can levy sales and/or hotel tax up to 2% without holding an election if there are no registered voters residing in the area, or a property tax up to 5 mills. He then discussed examples of TIF districts in the City of Slidell, City of Gonzalez, City of New Orleans, Jefferson and City of Grambling, City of Ruston, City of Natchitoches, Town of Grand Coteau, Town of Port Barre, City of Lafayette, and the City of Shreveport, and compared the sales tax breakdowns in Caddo and Calcasieu Parish.

Mr. Cawthorne spoke in favor of recommending the TIF district to the full body.

Dr. Wilson asked Mr. Wolf about the time frame for creating a TIF district. Mr. Wolf acknowledged that the TIF district should be effected when the project is expected to be complete and before there are any voters and after construction is complete. He explained that the TIF district creation takes 3 meetings of the Commission which may be about a 90 day time frame. He elaborated that it begins with a notice of intent by resolution in the first meeting to introduce the ordinance creating the district, then create the district and introduce the ordinance levying the taxes in the second meeting which is adopted at the third meeting. And at the third meeting the tax levy is adopted to become effected at the beginning of a calendar quarter.

It was **moved by Mr. Atkins**, seconded by Mr. Burrell, *for Administration to prepare a presentation and a proposal on a TIF package for the full body.*

Mr. Johnson wanted to know if they could draw the TIF district but not levy taxes until after the facility is built. Mr. Wolf acknowledged that they could start the first and second part of the TIF district and then complete the second and third part of the process at a later date.

Mr. Johnson voiced concern that if they put the TIF district after one site is finished building that any future new construction would be faced with the sales tax on their construction. Dr. Wilson acknowledged that they will work with their legal staff to figure out how to handle that.

Mr. Silvio requested for a commitment letter or memorandum from the Parish of Caddo to include in their finance plans to secure funding and within 60 days they should be ready to move forward with their project.

At this time, Mr. Atkins' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Cawthorne, and Johnson (4). NAYS: None (0). ABSENT: Commissioners Gage-Watts and Young (2). ABSTAIN: None (0)

It was **moved by Mr. Johnson**, seconded by Mr. Cawthorne, *to introduce a resolution to creating a Hosston TIF district at a quicker time frame.* Motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Cawthorne, and Johnson (4). NAYS: None (0). ABSENT: Commissioners Gage-Watts and Young (2). ABSTAIN: None (0)

The Chair moved on to the next New Business item, *Economic Development Coordinated Efforts Discussion and Introduction from Drew Moutoun with the City of Shreveport.*

Mr. Moutoun, Director of Economic Development with the City of Shreveport, discussed that the City and the Parish should use their resources to build proactive intentional programs in the region in a competitive manner by creating a structured method to do so. He was approached with a proposal to create a quasi-governmental organization but it is a multi-million dollar commitment, which could probably cause new taxes to support that, and may not be a good fit for the City and the Parish at this time. He agreed that from Mr. Silvio's example that North Caddo has substantial federal opportunities due to land mass but requires infrastructure and coordination of parish and city governments to develop it. He explained that he is building a trans-disciplinary team including property management and financial modelling, to support the expertise needed to advise new and forthcoming ventures to Shreveport and Caddo Parish.

Mr. Cawthorne acknowledged the work that Mr. Moutoun does to bring cohesion between the City and the Parish thus reducing the use of resources on duplicate endeavors.

Mr. Burrell wanted to know about their property management department. Mr. Moutoun acknowledged that the department used to have 7 individuals that operated the unfunded department and that there are needs for change at the state legislative level to accommodate the needs at the local level.

Mr. Atkins supported the investment of economic and financial efforts of growing the group but is not in favor of adding a new person to a pre-existing team.

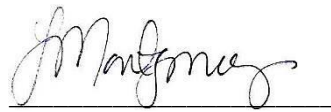
Mr. Johnson advised that they can get more productivity from the group if the Parish has a key person that is informed about potential businesses and could speak in favor for them to come to Caddo Parish.

Mr. Cawthorne advised that having a close alliance between the City of Shreveport and the Parish it will progress the community proactively to the future of the area.

Mr. Moutoun commented that they are working on luring people versus waiting for something to come along.

Mr. Atkins stated that the projects of the City may not be the same as the projects of the Parish, and that he is in support of Mr. Moutoun's team.

There be no further business to come before the Committee, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "L. Montgomery", is written above a horizontal line.

Linda Montgomery  
Administrative Clerk III