

AGENDA  
City of Monroe

LEGAL & REGULAR SESSION – DECEMBER 8, 2020, 6:00PM  
CITY COUNCIL CHAMBERS CITY HALL

I: ROLL CALL AND DECLARE QUORUM:

II: INVOCATION & PLEDGE OF ALLEGIANCE – MRS. DAWSON:

III: COMMUNICATIONS & SPECIAL ANNOUNCEMENTS:

1. Mr. Harvey
2. Mrs. Ezernack
3. Ms. Woods
4. Mr. Marshall
5. Mrs. Dawson
6. Mayor Ellis

IV: APPROVE MINUTES OF THE LEGAL AND REGULAR SESSION OF NOVEMBER 24, 2020:  
(Public Comment)

V: PRESENTATION:  
NONE.

VI: PUBLIC HEARINGS:  
NONE.

PROPOSED CONDEMNATIONS:

Public Comment:

1. 806 Wilson Street (D5) (Owner - Claude Whitfield)
2. 108 Pershing Place (D4) (Owner - Courtney Ingram, OPPJ)
3. 605 South 3<sup>rd</sup> Street (D4) (Owner - Antonio Garcia)
4. 4201 S. Grand Street (D4) (Owner - Karlin Richardson)

VII: ACCEPTANCE OR REJECTION OF BIDS:  
(Public Comment)  
None.

VIII: RESOLUTIONS AND MINUTE ENTRIES:

1. Council:  
Public Comment:  
None.

2. Department of Administration:

Public Comment:

(a) Consider twelve (12) Renewal Applications for a New 2021 Class A Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved.

- (b) Consider eleven (11) Renewal Applications for a New 2021 Class B Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved.
- (c) Consider one (1) Renewal Applications for a New 2021 Class C Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved.
- (d) Consider one (1) Renewal Applications for a New 2021 Class G Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved.

3. Department of Planning & Urban Development:

Public Comment:

None.

4. Legal Department:

Public Comment:

- (a) Adopt a Resolution stating the City of Monroe's endorsement of Michael Echols Enterprises and their Project #20200311 to participate in the benefits of the Louisiana Restoration Tax Abatement Program.
- (b) Adopt a Resolution stating the City of Monroe's endorsement of Monroe Development, LLC and their Project #20141429 to Continue their Participation in the benefits of the Louisiana Restoration Tax Abatement Program.

5. Mayor's Office:

Public Comment:

- (a) Adopt a Resolution approving the appointment of Lee Denny to the Board for Downtown Economic Development District (DEDD) and further providing with respect thereto.
- (b) Adopt a Resolution approving the appointment of Simran Dhaliwal Emaus to the Board for Downtown Economic Development District (DEDD) and further providing with respect thereto.

6. Department of Public Works:

Public Comment:

None.

7. Department of Community Affairs:

Public Comment:

None.

8. Police Department:

Public Comment:

- (a) Adopt a Resolution authorizing Mayor Friday Ellis to sign and accept a Louisiana Highway Safety Enforcement Commission Grant and further providing with respect thereto.

9. Fire Department:

Public Comment:

None.

10. Engineering Services:

Public Comment:

(a) Adopt a Resolution authorizing an authorized city representative, to enter into an agreement for negotiations, title work and right-of-way acquisition and/or relocation, with Smith R/W Specialist, LLC for services related to the Kansas-Garrett Road Connector & I-20 Interchange S.P.N. H.007300 Project and further providing with respect thereto.

BREAK IF NEEDED:

IX: INTRODUCTION OF RESOLUTIONS & ORDINANCES:

Public Comment:

(a) Introduce an Ordinance amending Service Category IX, FBO Land and Facilities Requirement, Section 2(c) of the 2014 Minimum Standards for Commercial Aeronautical Activities of the Monroe Regional Airport and further providing with respect thereto. (Public Wks.)

X: RESOLUTIONS AND ORDINANCES FOR SECOND READING AND FINAL ADOPTION AND SUBJECT TO PUBLIC HEARING:

Open Public Hearing/Public Comment/Close Hearing:

(a) Finally adopt an Ordinance authorizing the City of Monroe to take corporeal possession of the property described below and sell to Laguarde Holding LLC all rights, title and interest that the City may have acquired to the lot in Lot 1, sq. "C" of Jackson's Land Company's Addition, Ouachita Parish, District 4, Monroe, La, by Adjudication at Tax Sale dated June 24, 2015, and further with respect thereto. (Legal)

Open Public Hearing/Public Comment/Close Hearing:

(b) Finally adopt an Ordinance revoking a 75' wide section of Pear Street from the Levee west approximately 185' to its terminus at the Ouachita River and further providing with respect thereto. (P&Z)

Open Public Hearing/Public Comment/Close Hearing:

(c) Finally adopt an Ordinance amendment to Chapter 37, Zoning, of the Code of the City of Monroe, Article V, Site Development Standards, Section 37-78 Supplemental Height, Yard, and Open Space Regulation (c) Architectural Projections into Required Yards (3) to clarify the circumstances that carports and patio covers may occupy required yards. (P&Z)

XI: CITIZENS PARTICIPATION:

XII: ADJOURN.

Monroe City Council Legal and Regular Session  
November 24, 2020  
6:00 p.m.  
City Council Chambers-City Hall  
MINUTES

There was a legal and regular session of the City Council of the City of Monroe, Louisiana held this date, November 24, 2020 at the Council's regular meeting place, 400 Lea Joynor Memorial Expressway, City Council Chambers/City Hall Building, Monroe, Louisiana.

The Honorable Douglas Harvey, Chairman called the meeting to order.

The roll call was done by Council Clerk, Carolus Riley.

Council members present for roll call: Mr. Douglas Harvey, Mrs. Gretchen Ezerneck, Ms. Juanita Woods, Mr. Carday Marshall Sr., Mrs. Kema Dawson.

Council member(s) absent: None.

Chairman Harvey declared a quorum.

The Invocation was led by Mr. Marshall's designee, Mrs. Aircinia Jones-Marshall; Mr. Marshall led the Pledge of Allegiance.

COMMUNICATIONS & SPECIAL ANNOUNCEMENTS:

1. Mr. Harvey thanked everyone for their thoughts and prayers, as he was recovering from Covid. He encouraged everyone to practice safety during Thanksgiving. He asked if citizens would consider donating to organizations during this time because they need help due to Covid.
2. Mrs. Ezerneck, welcomed each one present and offered wishes to everyone for a Happy Thanksgiving and Holiday.
3. Ms. Woods welcomed each one present; she recognized Trinity Williams a student at ULM as she is participating in a mentor program. She thanked Chief Zordan and Mayor Ellis for their assistance with the 18 wheelers issue in Booker T; reminded the citizens to be careful during the Covid19 and to wear masks, and social distance; she wished all a Happy and safe Thanksgiving.
4. Mr. Marshall welcomed each one present; he thanked Chief Zordan for his leadership and assistance with speeding in his District and also extra patrol. He asked that citizens would be safe with the Covid19. He wished everyone a safe and Happy Thanksgiving.
5. Mrs. Dawson welcomed each one present; she wished everyone a Happy and Safe Thanksgiving; she thanked the nonprofits for providing meal to those less fortunate and also thank you to former City Councilman Wilson's organization P.E.P. organization for their thanksgiving benevolence to the community. She thanked Chief Zordan for his leadership and assistance for the speeding issues in her District.

6. Mayor Ellis thanked everyone for attending; He and Chief Zordan spent time in Parkview and meeting with citizens in the area, thanked the City for their help. The City collected in all of 2019 a total of 79,232 cubic yards of debris, and the total amount of debris collected from August 2020-November 2020, three short months was a total of 147,067 cubic yards of debris. He thanked the Sanitation crew for their hard work in getting the neighborhoods back to were we need to be. Mayor Ellis introduced his latest hire, the new Communications Director, Mrs. Micheli Martin. Mayor Ellis commented regarding his telephone call with Governor Edwards today, and the news that the State is moving back to Phase Two which included restricted capacities for businesses/gatherings; some at risk businesses are able to operate with limited capacity and the City will be sharing on social media, an information graphic from the Governor's office regarding the restrictions. He wished everyone a Happy Thanksgiving to employees and citizens and asked that everyone would celebrate responsibly. He thanked the citizens for their trust and vote in him to help lead the City and do appreciate the opportunity to serve the citizens.

Upon a motion of Mrs. Dawson and a second by Mrs. Ezerneck, the minutes of the Legal and Regular session of November 10, 2020 were approved; Voting Yes: Ezerneck, Woods, Marshall, Dawson; Mr. Harvey abstained. (There were no public comments).

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November 24, 2020  
6:00 p.m.

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PRESENTATION: NONE.

PUBLIC HEARINGS: NONE.

PROPOSED CONDEMNATIONS: Public Comment:

Public Comment:

1. 313 Cedar Street (D2) (Curatorship - Louis Joseph) Upon a motion by Mrs. Ezerneck, second by Ms. Woods and unanimously approved for property owner to be given 30 days or December 26, 2020, in which to bring the structure into compliance with the code or demolish the structure and clean the lot. (There were no public comments).

Comments: Pictorial evidence of the current state of the property was presented by Code Enforcement office, Catherine Robinson and discussion on the property's condition. It was declared a blighted property.

2. 415 North 26<sup>th</sup> (D3) (Curatorship – Frank Bradley Estate and Helen B Caldwell; Sallie Baker) Upon a motion by Mrs. Ezerneck, second by Ms. Woods and unanimously approved for property owner to be given 30 days or December 26, 2020, in which to bring the structure into compliance with the code or demolish the structure and clean the lot. (There were no public comments).

3. 321 Bell Street (3) (Owner-JLL Properties, Jeff Guerriero and Joe D. Guerriero) (This item was passed over at the last meeting pending compliance.) Upon a motion by Ms. Woods, second by Mrs. Ezerneck and unanimously approved for property owner to be given 60 days or January 26, 2021, in which to bring the structure into compliance with the code or demolish the structure and clean the lot.

Comments: Pictorial evidence of the current state of the property was presented by Code Enforcement office, Catherine Robinson and discussion on the property's condition. Mr. Guerriero, owner of property was present, spoke and agreed that the property needed to be demolished.

ACCEPTANCE OR REJECTION OF BIDS: Public Comment None.

RESOLUTIONS AND MINUTE ENTRIES:

Council: Public Comment: None.

Department of Administration: Public Comment:

(a) ) Upon a motion by Mrs. Ezerneck, second by Ms. Woods and unanimously approved to Consider twenty-two (22) Renewal Applications for a New 2021 Class A Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved. (There were no public comments).

(b) ) Upon a motion by Mrs. Ezerneck, second by Ms. Woods and unanimously approved to Consider twenty (20) Renewal Applications for a New 2021 Class B Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved. (There were no public comments).

(c) Upon a motion by Ms. Woods, second by Mrs. Ezerneck and unanimously approved to Consider two (2) Renewal Applications for a New 2021 Class E Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved. (There were no public comments).

(d) ) Upon a motion by Mrs. Ezerneck, second by Ms. Woods and unanimously approved to Consider one (1) Renewal Applications for a New 2021 Class G Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved. (There were no public comments).

(e) Upon a motion by Ms. Woods, second by Mrs. Ezerneck and unanimously approved to Consider one (1) Renewal Applications for a New 2021 Class M Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved. (There were no public comments).

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(f) Upon a motion by Mr. Marshall, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 7848, authorizing the purchase of Arctic Wolf off the Louisiana Procurement Contract# 4400010663 and further providing with respect thereto. (There were no public comments).

Comments: Mrs. Ezernack asked if there were any other municipalities using the system. Mrs. Jeshirl Brice and Ben George of the MIS department explained the agenda item.

Department of Planning & Urban Development: Public Comment:

(a) Upon a motion by Mr. Marshall, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 7849, appointing Karlis Jackson to the Planning Commission of the City of Monroe, and further providing with respect thereto. (There were no public comments).

Mr. Karlis Jackson was in attendance and the Council thanked him for offering his service to the community.

(b) Upon a motion by Mr. Marshall, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 7850, reappointing Joff Delcambre to the Planning Commission of the City of Monroe, and further providing with respect thereto. (There were no public comments).

(c) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 7851, reappointing William "Cookie" Cookston to the Heritage Preservation Commission of the City of Monroe, and further providing with respect thereto. (There were no public comments).

(d) Upon a motion by Mr. Marshall, second by Ms. Woods and unanimously approved to Consider request from Verbon Muhammad for this Major Conditional Use Permit authorizing the use of the existing (418 Winnsboro Road) for worship and training youth and adults. The Comprehensive Zoning Ordinance allows a house of worship/church as a Major Conditional Use in the B-3, General Business/Commercial District. Major Conditional Uses are those uses that require two levels of approval; therefore, this request comes before the City Council for their approval in addition to that of the Planning Commission. Planning Commission recommends approval with a 4-0-1 vote.

Comments: Mr. Creekbaum explained the waiver; there were discussions among Council concerning the waiver. Mr. Muhammad explained the proposed religious business and was in agreement with waiving his right and he has no problem with future businesses that served alcohol locating within 300 feet of his business. Councilwoman Woods offered her concerns of what could possibly be built in the area of the business in the future. Chairman Harvey amended the request to include future alcohol sales inside of a 300 feet radius from the location. Mr. Creekbaum said it was a waiver.

Legal Department: Public Comment: None.

Mayor's Office: Public Comment:

(a) Upon a motion by Mr. Marshall, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 7852, authorizing the City of Monroe to enter into an agreement with CreateLore for Professional Services and further providing with respect thereto.

Comments: Mr. Michael Jordan presented a PowerPoint presentation on the services that will be provided to the City through his company. Mrs. Ezernack and Ms. Woods said they were excited about the project.

Department of Public Works: Public Comment: None.

Department of Community Affairs: Public Comment: None.

Police Department: Public Comment:

(a) Upon a motion by Mr. Marshall, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 7853, authorizing the Director of Administration to accept and execute an agreement with the Department of Justice to accept funding in the amount of \$52,060.00 for the Project Safe Neighborhood Program and further providing with respect thereto. (There were no public comments).

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- (b) Upon a motion by Mrs. Dawson, second by Mr. Marshall and unanimously approved to Adopt Resolution No. 7854, authorizing the purchase of seven Chevrolet Tahoes for the Monroe Police Department off of state contract and further providing with respect thereto. (There were no public comments).
- (c) Upon a motion by Mrs. Ezernack, second by Ms. Woods and unanimously approved to Adopt Resolution No. 7855, authorizing the purchase of 100 Safariland Bothell pd Carriers off of the Louisiana Procurement Contract# 4400006361 and further providing with respect thereto. (There were no public comments).

Fire Department: Public Comment: None.

Engineering Services: Public Comment:

- (a) Upon a motion by Mrs. Ezernack, second by Mr. Marshall and unanimously approved to Adopt Resolution No. 7856, accepting as substantially complete work done by and between the City of Monroe and McLemore Service Contractors, LLC, for the Calypso Street Waterline Rupture Repairs Project, and further providing with respect thereto. (There were no public comments).
- (b) Upon a motion by Mr. Marshall, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 7857, accepting the base bid of Alpha Services & Products Inc. in the amount \$49,627.20, for the Guardrail Replacement Project, and further authorizing an authorized city representative, to enter into and execute a contract for said work. (There were no public comments).

Comments: Mrs. Ezernack asked for an explanation for the locations of the guardrail project; Mr. Holland commented they were in isolated locations and doing repairs, Loop Road and Pecanland Mall and two on Plum Street.

- (c) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 7858, authorizing an authorized city representative, to execute Change Order No. One (1) to the Tower at Bienville Intersection Improvements Contract, between the City of Monroe and Patrick Electric Service, LLC, for a decrease in the contract amount of \$2,000.00 days and further providing with respect thereto. (There were no public comments).
- (d) Upon a motion by Mrs. Dawson, second by Mr. Marshall and unanimously approved to Adopt Resolution No. 7859, authorizing Friday Ellis, Mayor, to enter into and execute a Professional Services Agreement with S. E. Huey Company, to provide engineering services for the enhancement project on Jackson Street S.P.N. – H.007530 and further providing with respect thereto. (There were no public comments).
- (e) Upon a motion by Mrs. Dawson, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 7860, authorizing Friday Ellis, Mayor, to enter into and execute a Professional Services Agreement with S. E. Huey Company, to provide engineering services for the enhancement project on Winnboro Road S.P.N. – H.007531 and further providing with respect thereto. (There were no public comments).
- (f) Upon a motion by Mr. Marshall, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 7861, authorizing Friday Ellis, Mayor, to execute an Entity/State Agreement with the Louisiana Department of Transportation and Development for State Project No. H.014348 Lee Avenue: Jackson St - Standifer Ave Project and further providing with respect thereto. (There were no public comments).
- (g) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 7862, authorizing Friday Ellis, Mayor, to sign and approve submittal of a Design Waiver Request for the State Project No. H.011895 City of Monroe Guardrail Installation Project and further providing with respect thereto. (There were no public comments).
- (h) Add-On: Upon a motion by Mr. Marshall, second by Mrs. Dawson and unanimously approved to add to the agenda to Adopt a Resolution authorizing Friday Ellis, Mayor, to execute an Entity/State Agreement with the Louisiana Department of Transportation and Development for State Project No. H.014347 South Grand St: Orange St - Standifer Ave Project and further providing with respect thereto. (There were no public comments).

Upon a motion by Mrs. Dawson, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 7863, authorizing Friday Ellis, Mayor, to execute an Entity/State Agreement with the Louisiana Department of

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Transportation and Development for State Project No. H.014347 South Grand St: Orange St - Standifer Ave Project and further providing with respect thereto. (There were no public comments).

BREAK IF NEEDED:

INTRODUCTION OF RESOLUTIONS & ORDINANCES:      Public Comment:

(a) Upon a motion by Mrs. Ezerneck, second by Mrs. Dawson and unanimously approved to Introduce an Ordinance declaring certain immovable property in Monroe bearing municipal address 3303 Dick Taylor St. as no longer being needed for public use and authorizing the same to be sold to Naomi Carter pursuant to Louisiana Revised Statute 33:4712, and further providing with respect thereto. (Legal) (There were no public comments).

Comments: Mr. Creekbaum commented that the legal description and the cash sale deed for the property were incorrect and will be corrected prior to the next Council meeting.

(b) Upon a motion by Mr. Marshall, second by Mrs. Dawson and unanimously approved to Introduce an Ordinance authorizing the City of Monroe to take corporeal possession of the property described below and sell to Laguarde Holding LLC all rights, title and interest that the City may have acquired to the lot in Lot 1, sq. "C" of Jackson's Land Company's Addition, Ouachita Parish, District 4, Monroe, La, by Adjudication at Tax Sale dated June 24, 2015, and further with respect thereto. (Legal) (There were no public comments).

(c) Upon a motion by Ms. Woods, second by Mrs. Ezerneck and unanimously approved to Introduce an Ordinance revoking a 75' wide section of Pear Street from the Levee west approximately 185' to its terminus at the Ouachita River and further providing with respect thereto. (P&Z) (There were no public comments).

(d) Upon a motion by Mrs. Ezerneck, second by Ms. Woods and unanimously approved to Introduce an Ordinance amendment to Chapter 37, Zoning, of the Code of the City of Monroe, Article V, Site Development Standards, Section 37-78 Supplemental Height, Yard, and Open Space Regulation (c) Architectural Projections into Required Yards (3) to clarify the circumstances that carports and patio covers may occupy required yards. (P&Z) (There were no public comments).

(e) Upon a motion by Mrs. Ezerneck, second by Mr. Marshall and unanimously approved to Introduce an Ordinance declaring certain immovable property in Monroe located along Pendleton Street between Desiard Street and Adams Street, as no longer being needed for public use and authorizing the same to be sold to Michael Echols Enterprises, LLC pursuant to Louisiana Revised Statute 33:4712, and further providing with respect thereto. (Legal) (There were no public comments).

RESOLUTIONS AND ORDINANCES FOR SECOND READING AND FINAL ADOPTION AND SUBJECT TO PUBLIC HEARING:

Open Public Hearing/Public Comment/Close Hearing:

Chairman Harvey opened the Public Hearing and seeing no one come forward, the hearing was closed.

(a) Upon a motion by Mrs. Ezerneck, second by Ms. Woods and unanimously approved to Finally adopt Ordinance No. 12,027, accepting the donation of real property into the City of Monroe from Marcus A. Drummer, and further providing with respect thereto. (Legal) (There were no public comments).

Open Public Hearing/Public Comment/Close Hearing:

Chairman Harvey opened the Public Hearing and seeing no one come forward, the hearing was closed.

(b) Upon a motion by Ms. Woods, second by Mrs. Ezerneck and unanimously approved to Finally adopt Ordinance No. 12,028, adopting and amending the Zoning Map for the City of Monroe, Louisiana to zone a #1.2-acre tract of land located in Ouachita Parish from I-1, Commercial/Industrial Business Park District to B-3, General Business/Commercial District in order for the applicant to be able to operate a baseball and softball facility - **2920 Commerce Street - APPLICANT: Bradley Emaus (P&Z)** (There were no public comments).

Citizen's Participation



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1. Mr. Damian Coleman, spoke regarding Covid 19 and the homelessness issue in the City.
2. Mr. Verbon Muhammad, spoke regarding the former Holsum Bakery property.

There being no further business to come before the Council, the meeting was adjourned at 7:12 p.m., upon a motion of Mrs. Ezernack and seconded by Mrs. Dawson. (There were no public comments).

Mr. Douglas Harvey  
Chairman

Ms. Carolus S. Riley  
Council Clerk

Ms. Jacqueline Benjamin  
Council Secretary

**\*For extended details on the Council meeting please call the Council Clerk, Monday-Friday at 329-2252; also, a recording of the minutes can be sent via email to you.**



CITY OF MONROE, LOUISIANA

LEGAL DEPARTMENT  
CIVIL DIVISION

TEL (318)329-2240 FAX (318)329-3427  
400 Lea Joyner Memorial Expressway  
P.O. Box 123

Monroe, Louisiana 71210-0123

ANGIE D. BALDWIN  
City Attorney

BRANDON W. CREEKBAUM  
Assistant City Attorney

MEMO

DATE: December 2, 2020  
TO: CARLOS RILEY  
FROM: BROWNIE BARBO  
RE: CONDEMNATIONS FOR CITY COUNCIL ON DECEMBER 8, 2020

Please place the following condemnations on the agenda for the City Council on

DECEMBER 8, 2020

1. 806 Wilson Street (D5) (Owner - Claude Whitfield)
2. 108 Pershing Place (D4) (Owner - Courtney Ingram, OPPJ)
3. 605 South 3<sup>rd</sup> Street (D4) (Owner - Antonio Garcia)
4. 4201 S. Grand Street (D4) (Owner - Karlin Richardson)

c: Ellen Hill  
Casey Starr  
Catherine Robinson  
Stacie West  
Karen Goree  
Jimmie Bryant  
Hubert Murphy  
Stacy Newbill

# **MEMO**

**To:** Carlos Riley  
Council Clerk

**From:** Tim Lewis  
Director of Tax & Revenue

**Re:** Renewals (For December 08, 2020 meeting)

**Date:** November 25, 2020

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**Class A (12)**

- 1. RODEWAY INN & SUITES**
- 2. TOWNEPLACE SUITES BY MARRIOTT**
- 3. MONAGO'S FIELDHOUSE**
- 4. THE COOKOUT**
- 5. BORDER MEXICAN GRILL**
- 6. MOHAWK TAVERN INC**
- 7. 519 RESTAURANT**
- 8. MIRO'S**
- 9. RONIN STEAKHOUSE & SUSHI**
- 10. TK'S BAR & GRILL**
- 11. DON TOMAS**
- 12. THE CARTER 2 LOUNGE**

**Class B (11)**

- 1. WALMART #3745**
- 2. WALMART #2919**

3. WALMART #1193
4. SAM'S CLUB #8237
5. E-Z MART #4460
6. LLL STOP & SHOP #2
7. CIRCLE K STORE #2707766
8. CIRCLE K STORE #2707760
9. CIRCLE K STORE #2707771
10. CIRCLE K #2723455
11. CIRCLE K #2706841

CLASS C (1)

1. RIVERSIDE CONEY ISLAND

CLASS G (1)

1. S & O WINE

STATE OF LOUISIANA  
CITY OF MONROE

RESOLUTION

NO. \_\_\_\_\_

The following Resolution was offered by \_\_\_\_\_ who  
moved for its adoption and was seconded by \_\_\_\_\_ :

**A RESOLUTION STATING THE CITY OF MONROE'S ENDORSEMENT OF  
MICHAEL ECHOLS ENTERPRISES AND THEIR PROJECT #20200311 TO  
PARTICIPATE IN THE BENEFITS OF THE LOUISIANA RESTORATION  
TAX ABATEMENT PROGRAM.**

**WHEREAS**, the Restoration Tax Abatement Program 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 Monroe City Council 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 Monroe City Council to foster the continued growth and development (and redevelopment) of the City for the continued prosperity and welfare of the City; and

**WHEREAS**, this project is located in the Don Juan Filhoil Historic District; and

**WHEREAS**, this project is a commercial property.

**NOW, THEREFORE,**

**Section 1. BE IT RESOLVED** by the Monroe City Council, in regular and legal session convened, that MICHAEL ECHOLS ENTERPRISES and its Project #20200311 is endorsed to participate in the Louisiana Restoration Tax Abatement Program.

**Section 2. BE IT FURTHER RESOLVED** by the Monroe City Council, in regular and legal session convened, that if any provision or item of this resolution of 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.

**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 application of this resolution which can be given affect, 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 part thereof in conflict herewith are hereby repealed.

This resolution having been submitted in writing, was then submitted to a vote as a whole, the vote thereon being as follows:

YEA \_\_\_\_\_

NAY \_\_\_\_\_

NOT VOTING \_\_\_\_\_

ABSENT \_\_\_\_\_

ATTEST \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
CAROLUS S. RILEY, CITY CLERK  
CITY OF MONROE  
STATE OF LOUISIANA

\_\_\_\_\_  
DOUGLAS HARVEY, CHAIRMAN  
CITY OF MONROE  
STATE OF LOUISIANA

# Restoration Tax Abatement Program Advance Notification (Const 7 21)

Project ID: 20200311-RTA

Date Received: 7/31/2020

## PROJECT INFORMATION

**Company:** Michael Echols Enterprises  
**Project Name:** 1207 Desiard Project  
**Project Location:** 1207 Desiard Street , Monroe, LA, 71201  
**Parish:** Ouachita  
**City Limits?:**

## PROJECT DETAILS

**Project Start Date:** 7/31/2020  
**Project End Date:** 10/30/2020  
**Project Type:** Renovation  
**NAICS:** 531120  
**Project Description:** Restore 2 story commercial building. Retail and commercial office space.

## ESTIMATED INVESTMENTS

**Building & Materials:** \$45,000.00  
**Machinery & Equipment:** \$10,000.00  
**Labor & Engineering:** \$55,000.00  
**Total Estimated Investments:** \$110,000.00

## ESTIMATED JOBS

**New:** 2  
**Construction:** 6  
**Existing:** 0  
**Total Estimated Jobs:** 8

**ESTIMATED PAYROLL**

New: \$65,000.00  
Construction: \$55,000.00  
Existing: \$0.00  
Total Estimated Payroll: \$120,000.00

**CONSULTANT INFORMATION**

Are you a Third Party Consultant managing this project on behalf of a business?  No  
Third Party Consultants filing on behalf of a company must generate and sign the Disclosure Authorization Form. You will be required to upload the Signed Disclosure Authorization when submitting each form.

**PROJECT ELIGIBILITY**

Click here to read the eligibilty rules for all incentives. <https://www.opportunitylouisiana.com/incentives>

Is there a gaming activity at this project site?

Yes  No

Are any owner involved in any gaming activities elsewhere?

Yes  No

**FEES**

Assessed Fee: \$250.00  
Amount Due: \$250.00

**ATTACHMENTS**

Document Type	Document Name	Date
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No Attachments

**PAYMENTS**

Fee Type	Amount Paid	Date Received	Confirmation #	Transaction Type
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Fee Type	Amount Paid	Date Received	Confirmation #	Transaction Type
ADVANCE	\$250.00	7/31/2020	19DZ542NMM	ach

**PROJECT CONTACTS**

Contact First Name	Contact Last Name	Email Address	Company Name	Mailing Address	Phone Number	Contact Type
Michael	Echols	michaelcharlesechols@gmail.com	Michael Echols Enterprises LLC	1800 Riverside Dr. , Monroe, LA, 71201	(318) 366-7370	Business Signatory

**CONTRACT SIGNATORY**

The contract signatory will be used when signing contracts. The contracts will be signed online and will take place after the board approves a form.

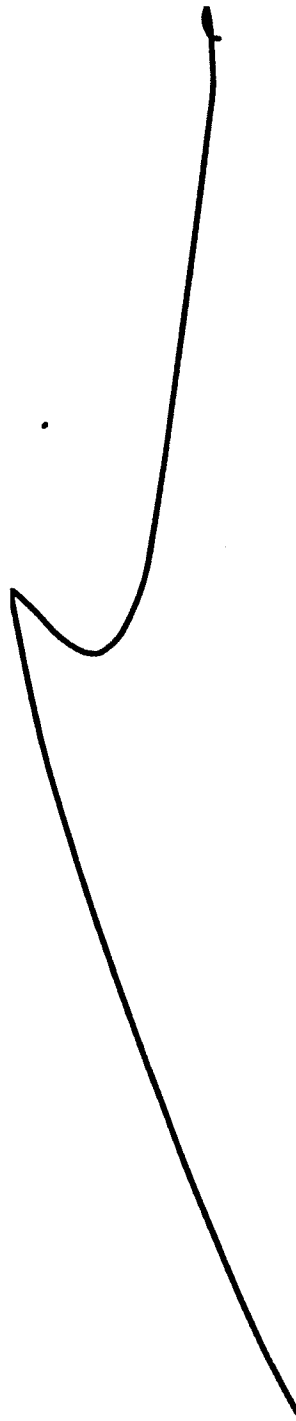
Title: Owner  
First Name: Michael  
Last Name: Echols  
Email Address: michaelcharlesechols@gmail.com

**CERTIFICATION STATEMENT**

I hereby certify that this project meets all Constitutional, statutory and regulatory provisions applicable to this program. I hereby certify that the information provided in this document and additional materials is true and correct and that I am aware that my submission of any false information or omission of any pertinent information resulting in the false representation of a material fact may subject me to civil and/or criminal penalties for filing false public records (R.S. 14:133) and/or forfeiture of any tax benefits approved under this program. I understand that the application and information submitted shall not be returnable to the applicant.

**FORM SIGNATURE**

I, **Michael Echols**, approve the above information.



# Restoration Tax Abatement Program Application - (Const 7 21)

Project ID: 20200311-RTA  
Date Received: 8/20/2020

## PROJECT INFORMATION

Company: Michael Echolis Enterprises  
Project Name: 1207 Desiard Project  
Project Location: 1207 Desiard Street, Monroe, LA, 71201  
Parish: Ouachita  
City Limits?:

## PROPERTY USAGE

Residential:  Yes \*  No  
Owner-Occupied:  Yes \*  No  
Rented or Leased:  Yes \*  No  
Year Structure Built: 1920  
District Type Project is Located? Downtown Development  
Name of Historic District (if applicable) Downtown Monroe Development District  
Gross Square Footage Before Project: 3800.00  
Gross Square Footage After Project: 3800.00  
Current or Prior Use:: Vacant blighted building  
Proposed Use: Downstairs retail/Restaurant. Upstairs commercial space.  
Legal Description of Property: LOT IN LOT 1 FILHOLS 2ND ORGUINEA ADDN BEG 159 FT W OF ELINE & FRYG W 54 FT ON NO SIDEDSIARD ST DEPTH 140 FT-ERROR IN DESCRIPTION LESS & EXCEPT 10 FT NOT SHOWN BK 1504-150  
Is your building listed or pending being listed on the National Register of  Yes \*  No **If yes, year listed:**  
Historical Places?  Yes \*  No  
Will it be eligible for Federal Historic Preservation Tax Incentives?  Yes \*  No

## PROPERTY TAX

Assessed value of the existing structure only (shown as improvement or building on your tax bill) for this project. Do not include assessed land value. \$4,100.00  
See most recent property tax bill for this value or contact the assessor.  
Amount of taxes paid on the existing structure only for the year before the beginning of the project. This amount is a percentage of total taxes paid on land and improvements. Obtain from the tax collector. \$49.00  
Have Ad Valorem taxes been paid on this property on the basis of an assessed valuation which reflects the improvements made by the project?  Yes \*  No  
Millage Rate for this property. Use the millage rate obtained from the parish assessor to calculate the fee. This is usually a whole number (i.e., 115.47 or 92.665. A millage rate is expressed in 1/1000ths of a dollar (known as one mill). Convert the whole number millage rate by dividing by 1000 to a decimal number (i.e., the whole numbers converted to 1/1000ths would be .1154 or .0927 when rounded to four digits. 0.1049  
Note: Proof of the millage rate can be obtained from the parish assessor and MUST be uploaded in the Attachments section of this application.

## PROJECT DETAILS

Project Type: Renovation  
Project Beginning Date: 7/31/2020  
Project Ending Date: 10/30/2020  
Project Description: Restore blighted building to put back into commercial use. Restaurant/Retail and upstairs commercial space.

**ESTIMATED INVESTMENTS**

Building & Materials: \$55,000.00  
Machinery & Equipment: \$15,000.00  
Labor & Engineering: \$65,000.00  
Total Investment: \$135,000.00

**ESTIMATED JOBS**

Existing: 0  
Construction: 6  
New: 2  
Total Estimated Jobs: 8

**ESTIMATED PAYROLL**

Existing: \$0.00  
Construction: \$150,000.00  
New: \$60,000.00  
Total Estimated Payroll: \$210,000.00

**GAMING**

Has the applicant or any affiliates received, applied for, or considered applying for a license to conduct gaming activities? Yes: No  
If yes, please give a detailed explanation including the name of the entity receiving or applying for the license, the relationship to the business if an affiliate, the location and the type of gaming activities:

**ESTIMATED BENEFIT**

Investment Amount: \$135,000.00  
x Assessment %: 0.15  
x Millage Rate: 0.1049  
x Years Exempted: 5.00  
= Estimated Five Years Tax Exemption \$10,621.13

**FEE CALCULATION**

Estimated Five Years Tax Exemption : \$10,621.13  
 x Rate 0.005  
 = Assessed Fee ( \$500.00 Minimum—\$15,000.00 Maximum) \$500.00  
 Amount Paid: \$500.00  
 Amount Due: \$0.00

**ATTACHMENTS**

Document Type	Document Name	Date
Photos of Structure Before	IMG_0055.JPG	7/31/2020
Resolution of Property Owners / Resolution of Board of Directors	Resolution for 1207 Desiard.pdf	7/31/2020
Other	Downtown Economic Development District – Downtown Monroe.pdf	7/31/2020
Owners	Owners of 1207 Desiard.pdf	7/31/2020
Proof of Ownership	1203 & 1207 Desiard Purchase Documents.pdf	8/4/2020
Rendering of Structure After	1207 Desiard Rendering.pdf	8/4/2020
Building Permits	Permit Remodel 1207 Desiard St.pdf	8/20/2020
LGA Certification	Downtown Economic Development District – Downtown Monroe.pdf	8/20/2020
Legal Property Description	1207 Desiard legal Description.pdf	8/31/2020
Proof of Millage Rate	1207 Proof of Millage.pdf	8/31/2020
Tax Invoice	1207 Proof of Millage & Taxes Paid.pdf	8/31/2020
Plot Map	Plot Map 1207 Desiard.docx	8/31/2020
Proof of Ownership	1207 Desiard Proof of Ownership.pdf	8/31/2020
Current Assessed Value and Taxes Paid	1207 Desiard Assessment.docx	8/31/2020

**PAYMENTS**

Fee Type	Amount Paid	Date Received	Confirmation #	Transaction Type
APPLICATION	\$500.00	8/20/2020	19PLMV1NW8	amex_credit

**PROJECT CONTACTS**

Contact First Name	Contact Last Name	Email Address	Company Name	Mailing Address	Phone Number	Contact Type
Michael	Echols	michaelcharleschols@gmail.com	Michael Echols Enterprises LLC	1800 Riverside Dr. , Monroe, LA, 71201	(318) 366-7370	Business Signatory

**CONTRACT SIGNATORY**

The contract signatory will be used when signing contracts. The contracts will be signed online and will take place after the board approves a form.

Title: Owner  
Last Name: Echols  
First Name: Michael  
Email Address: michaelcharleschols@gmail.com

**CERTIFICATION STATEMENT**

✓ I hereby certify that this project meets all Constitutional, statutory and regulatory provisions applicable to this program. I hereby certify that the information provided in this document and additional materials is true and correct and that I am aware that my submission of any false information or omission of any pertinent information resulting in the false representation of a material fact may subject me to civil and/or criminal penalties for filing false public records (R.S. 14:133) and/or forfeiture of any tax benefits approved under this program. I understand that the application and information submitted shall not be returnable to the applicant.

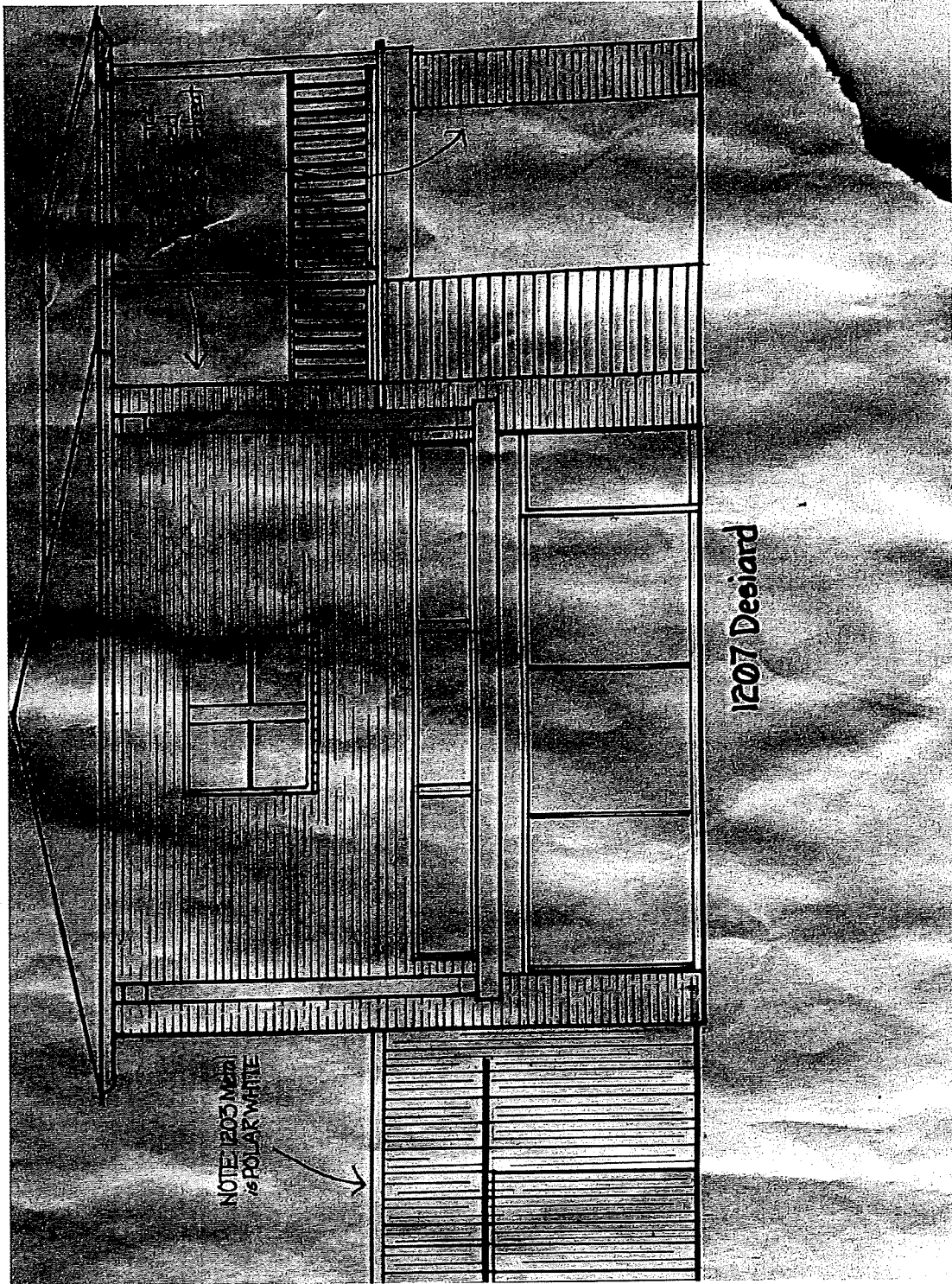
**FORM SIGNATURE**

I, Michael Echols

, approve the above information.







NOTE: ROOMS ARE  
POLAR WHITE

1207 Desiard



**Property Owner**

Name: MICHAEL ECHOLS ENTERPRISES LLC

**Property Information**

Physical Address: 1207 DESIARD ST  
 Subdivision: FILHIOLS 2ND -OR GUINEA ADDN-  
 Block / Lot: N/A / 1

Mailing Address: 1800 RIVERSIDE DR  
 MONROE, LA 71201

Type: (CI) Comm. Impr. S-T-R: 50-18-03

Tax Dist: (30) CITY OF MONROE

Size (Acres): 0.165

Millage Rate: 104.90

Restoration Tax Abatement: No

Homestead Pct: 0.00

Special Assessment Freeze: No

**Extended Legal:** LOT IN LOT 1 FILHIOLS 2ND ORGUINEA ADDN BEG 159 FT W OF ELINE & FRTG W 54 FT ON NO SIDEDESIARD ST DEPTH 140 FT-ERROR IN DESCRIPTION LESS & EXCEPT 10 FT NOT SHOWN BK 1504-150

**Assessment Summary:**

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIA L SUB LOT (REC PLAT) STORES & COMMERCIA L BUILDINGS	7205.000	\$10,808.00	\$0.00	\$10,808.00	\$1,081.00	\$0.00	\$1,081.00	10%
		\$0.00	\$4,100.00	\$4,100.00	\$0.00	\$615.00	\$615.00	15%
<b>Totals:</b>		\$10,808.00	\$4,100.00	\$14,908.00	\$1,081.00	\$615.00	\$1,696.00	

**Special Assessments:**

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$3.10	\$0.00	\$3.10
City School Bonds	7.85	P	\$13.31	\$0.00	\$13.31
City School Maintenance	27.63	P	\$46.86	\$0.00	\$46.86
Cooley Hospital	1.43	P	\$2.43	\$0.00	\$2.43
Correctional Center	9.20	P	\$15.60	\$0.00	\$15.60
Detention Home	2.90	P	\$4.92	\$0.00	\$4.92
General Fund - Inside	2.07	P	\$3.51	\$0.00	\$3.51
Health Unit	0.75	P	\$1.27	\$0.00	\$1.27
Law Enforcement	12.11	P	\$20.54	\$0.00	\$20.54
Levee District	3.00	P	\$5.09	\$0.00	\$5.09
Library Maintenance	7.64	P	\$12.96	\$0.00	\$12.96
Monroe City Maintenance	27.09	C	\$45.95	\$0.00	\$45.95
Mosquito Abatement District	1.40	P	\$2.38	\$0.00	\$2.38
<b>Totals:</b>			\$177.92	\$0.00	\$177.92

**Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.**

**Not a Legal Document.**

Subject to terms and conditions.

[www.aciDataScout.com](http://www.aciDataScout.com)

**Deed Transfers:**

Date	Book	Page	Deed Type	Est. Sale	Grantee
3/5/2020	2613	198	CASH DEED	\$12,000	MICHAEL ECHOLS ENTERPRISES LLC
6/1/2018	2547	227	SUCCESSIO N		KELLY, CLARA FAYE H
6/1/1990	1504	150	N/A	\$6,000	KELLY, ALBERT J & CLARA FAYE H

**Conveyance Book/Page:**

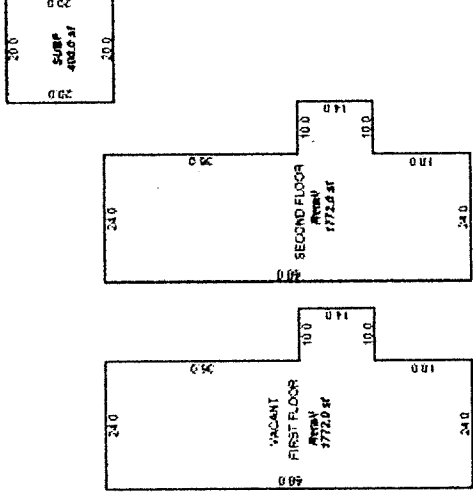
1504/150 2547/227 2613/198

**Not a Legal Document.**  
Subject to terms and conditions.  
[www.actDataScout.com](http://www.actDataScout.com)

**Details for Commercial Card 1:**

**Business Name(s):**  
 Number of Units: 1  
 Site Work: N/A  
 Foundation: N/A  
 Floor Struct: N/A  
 Struct. Frame: N/A  
 Exterior Walls: BRI  
 Ext. Wall Load: N/A  
 Roof Struct.: N/A  
 Roof Cover: N/A

**Total Floor Area: 2172**  
 Floor Cover: N/A  
 Ceilings: N/A  
 Interior Finish: N/A  
 Insulation: N/A  
 Appliances: N/A  
 Plumbing: N/A  
 Electric: N/A  
 Misc:



**Building: 1**

Age/YC	Condition	Effective Age	Stories	Grade
1911	N/A			
<p><b>Avg. Floor Area:</b>  <b>Avg. Perimeter:</b>  <b>No. Floors:</b>  <b>Avg. Floor Hgt:</b></p>				
<p><b>Common Wall:</b>  <b>Total Floor Area: 2172</b>  <b>Total Height:</b>  <b>Unit Multiplier:</b></p>				
<p><b>Occupancy</b></p>				
Primary	N/A			
Secondary	N/A			
<p><b>Heating/Cooling</b></p>				
	N/A			
<p><b>Sprinkler</b></p>				
	N/A			

**Not a Legal Document.**

Subject to terms and conditions.

[www.actDataScout.com](http://www.actDataScout.com)

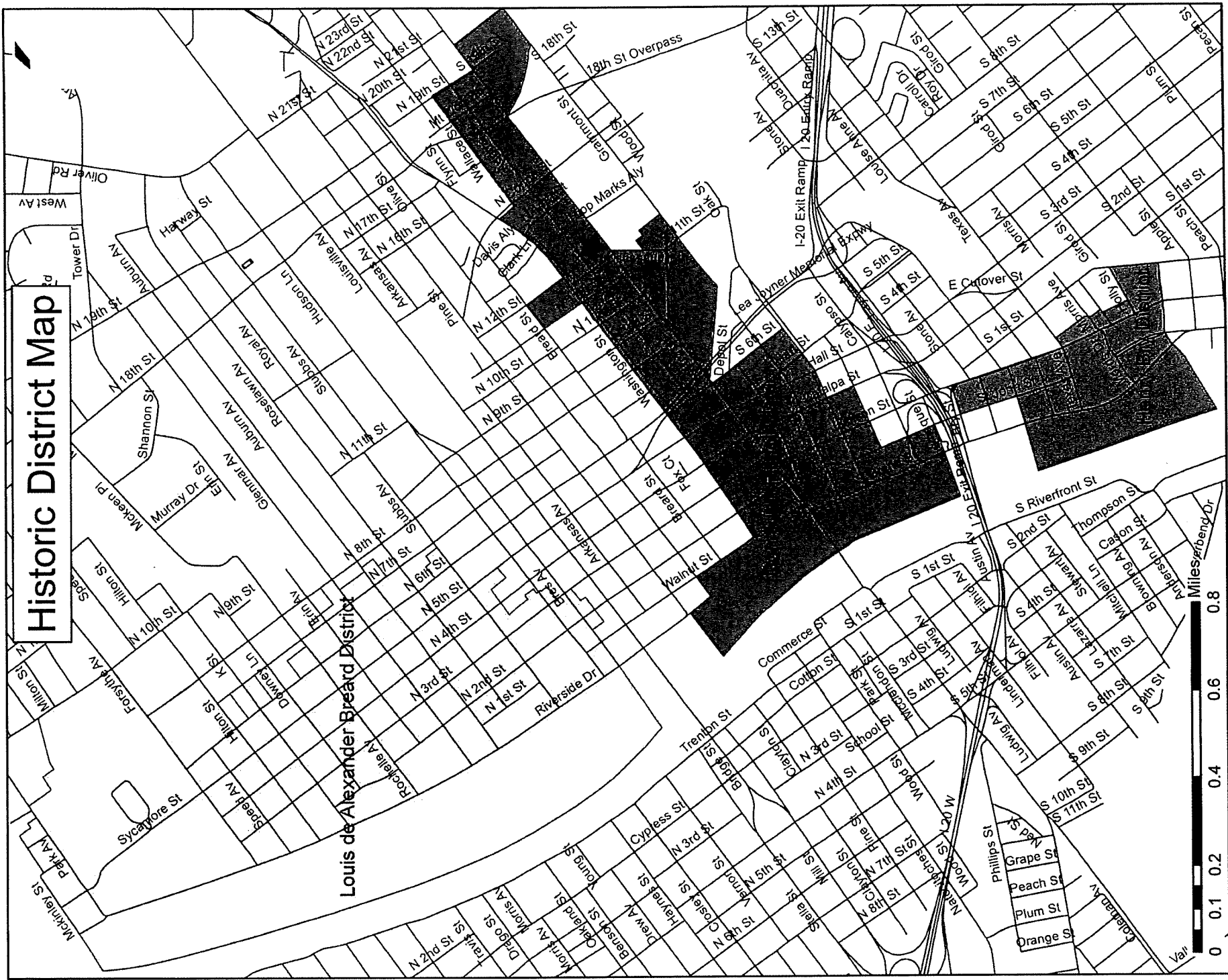
Map:

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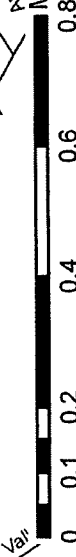


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[www.aciDataScout.com](http://www.aciDataScout.com)

# Historic District Map



Louis de Alexander Breard District



**RESOLUTION**

STATE OF LOUISIANA  
CITY OF MONROE

NO. \_\_\_\_\_

The following Resolution was offered by \_\_\_\_\_ who  
moved for its adoption and was seconded by \_\_\_\_\_:

**A RESOLUTION STATING THE CITY OF MONROE'S ENDORSEMENT OF  
MONROE DEVELOPMENT, LLC AND THEIR PROJECT #20141429 TO  
CONTINUE THEIR PARTICIPATION IN THE BENEFITS OF THE  
LOUISIANA RESTORATION TAX ABATEMENT PROGRAM.**

---

**WHEREAS**, the Restoration Tax Abatement Program 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 Monroe City Council 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 Monroe City Council to foster the continued growth and development (and redevelopment) of the City for the continued prosperity and welfare of the City; and

**WHEREAS**, this project is located in the Don Juan Filhol Historic District; and

**WHEREAS**, this project is a commercial property.

**NOW, THEREFORE,**

**Section 1. BE IT RESOLVED** by the Monroe City Council, in regular and legal session convened, that MONROE DEVELOPMENT, LLC, and its Project #20141429 is endorsed to continue its participation in the Louisiana Restoration Tax Abatement Program.

**Section 2. BE IT FURTHER RESOLVED** by the Monroe City Council, in regular and legal session convened, that if any provision or item of this resolution of 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.

**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 application of this resolution which can be given affect, 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 part thereof in conflict herewith are hereby repealed.

This resolution having been submitted in writing, was then submitted to a vote as a whole, the vote thereon being as follows:

YEA \_\_\_\_\_

NAY \_\_\_\_\_

NOT VOTING \_\_\_\_\_

ABSENT \_\_\_\_\_

ATTEST \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
CAROLUS S. RILEY, CITY CLERK  
CITY OF MONROE  
STATE OF LOUISIANA

\_\_\_\_\_  
DOUGLAS HARVEY, CHAIRMAN  
CITY OF MONROE  
STATE OF LOUISIANA

# Restoration Tax Abatement Program Renewal Application - (Const 7 21)

Project ID: 20141429-RTA

Date Received: 9/1/2020

## PROJECT INFORMATION

Company: Monroe Development, LLC  
Project Name: 130 Desiard Street Renovation  
Project Location: 130 Desiard Street , Monroe, LA, 71201  
Parish: Ouachita  
City Limits?: --

## CONFIRMATION OF AFFIDAVIT OF FINAL COST

Residential:  Yes  No  
Owner-Occupied:  Yes  No  
Rented or Leased:  Yes  No  
Legal Description of Property: No changes.

## ACTUAL INVESTMENTS

Total Investment Costs: \$968,987.00

## ACTUAL JOBS

Existing:  
Construction:  
New:  
Total Actual Jobs: 0

## ACTUAL PAYROLL

Existing: \$0  
Construction: \$0  
New: \$0  
Total Actual Payroll: \$0.00

Actual Gross Square Footage After



**Project:**

**PROJECT DESCRIPTION**

**Did the actual results differ from the original Project Description on the application?**      Yes  No

**If yes, explain the difference:**

No changes.

**FEEES**

Assessed Fee: \$250.00  
Amount Due: \$0.00

**ATTACHMENTS**

Document Type	Document Name	Date
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**PAYMENTS**

Fee Type	Amount Paid	Date Received	Confirmation #	Transaction Type
RNW	\$250.00	9/1/2020	O9P45LR70R	visa_credit

**PROJECT CONTACTS**

Contact First Name	Contact Last Name	Contact Email Address	Company Name	Mailing Address	Phone Number	Contact Type
Karen	Tubbs	ktubbs@vhpla.com	Vantage Health Plan, Inc.	130 Desiard Street, Suite 300 , Monroe, LA, 71201	(318) 998-3089	Business
Mike	Breard	mbreard@vhpla.com	Monroe Development, LLC	130 Desiard Street, Suite 300 , Monroe, LA, 71201	(318) 361-0900	Business Signatory
Karen	Pye	kpye@vhpla.com	Monroe Development, LLC	130 Desiard Street, Suite 300 , Monroe, LA, 71201	(318) 998-3089	Business

**CONTRACT SIGNATORY**

The contract signatory will be used when signing contracts. The contracts will be signed online and will take place after the board approves a form.

Title: Executive Vice President

First Name: Mike

Last Name: Breard

Email Address: mbreard@vhpla.com

**CERTIFICATION STATEMENT**

I hereby certify that this project meets all Constitutional, statutory and regulatory provisions applicable to this program. I hereby certify that the information provided in this document and additional materials is true and correct and that I am aware that my submission of any false information or omission of any pertinent information resulting in the false representation of a material fact may subject me to civil and/or criminal penalties for filing false public records (R.S. 14:133) and/or forfeiture of any tax benefits approved under this program. I understand that the application and information submitted shall not be returnable to the applicant.

**FORM SIGNATURE**

I, **Mike Breard** , approve the above information.

Mike Beard

# Restoration Tax Abatement Program Project Completion Report - (Const 7 21)

Project ID: 20141429-RTA

Date Received: 9/22/2015

## PROJECT INFORMATION

Company: Monroe Development, LLC  
Project Name: 130 Desiard Street Renovation  
Project Location: 130 Desiard Street , Monroe, LA, 71201  
Parish: Ouachita  
City Limits?: --

## CRITICAL DATES

Contract Effective Date : 1/1/2021  
Contract Expiration Date : 12/31/2025  
Contract Executed Date : 10/19/2015  
Renewal Application Due Date : 6/30/2026  
Application Due Date : 11/21/2014  
PCR Due Date : 6/30/2015  
AFC Due Date : 1/19/2016

## PROJECT DATES

Project Start Date: 11/22/2014  
Project End Date: 5/4/2015  
Operations began on: 5/4/2015

## FEES

Assessed Fee: \$250.00  
Amount Due: \$0.00

## ATTACHMENTS

Document Type	Document Name	Date
---------------	---------------	------

**PAYMENTS**

**Fee Type      Amount Paid      Date Received      Confirmation #      Transaction Type**

**PROJECT CONTACTS**

Contact First Name	Contact Last Name	Email Address	Company Name	Mailing Address	Phone Number	Contact Type
Karen	Tubbs	ktubbs@vhpla.com	Vantage Health Plan, Inc.	130 Desiard Street, Suite 300 , Monroe, LA, 71201	(318) 998-3089	Business

**CONTRACT SIGNATORY**

The contract signatory will be used when signing contracts. The contracts will be signed online and will take place after the board approves a form.

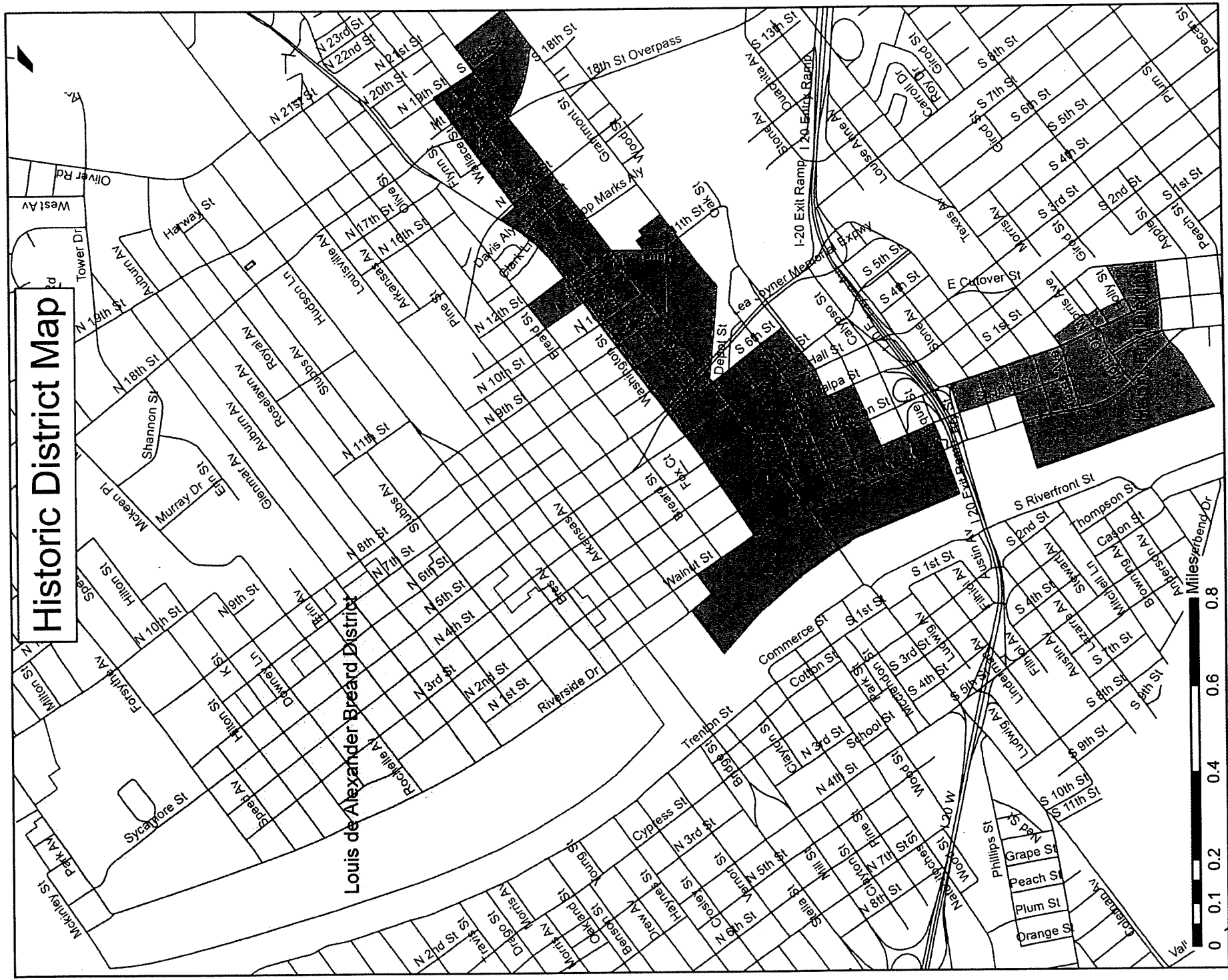
Title:

First Name:

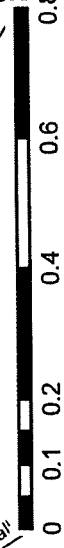
Last Name:

Email Address:

# Historic District Map



Louis de Alexander Beard District





RESOLUTION

STATE OF LOUISIANA

NO. \_\_\_\_\_

CITY OF MONROE

The following Resolution was introduced by \_\_\_\_\_ who moved for its adoption and was seconded by \_\_\_\_\_.

**A RESOLUTION APPROVING THE APPOINTMENT OF LEE DENNY TO THE BOARD FOR DOWNTOWN ECONOMIC DEVELOPMENT DISTRICT (DEDD) AND FURTHER PROVIDING WITH RESPECT THERETO:**

**WHEREAS**, a position on the Board of the DEDD which was held by Anthony Nelson, DDS is now vacant; and

**WHEREAS**, Lee Denny, has been recommended for a board seat by Mayor Friday Ellis.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Monroe, Louisiana in legal session convened:

That Lee Denny is hereby appointed as a board member of the DEDD.

This Resolution having been submitted in writing, introduced and was then submitted to a vote as a whole, the vote thereon being as follows:

**AYES:**

**NAYS:**

**ABSENT:**

And the Resolution was declared **ADOPTED** on the \_\_\_\_\_ day of December 2020.

\_\_\_\_\_  
**CHAIRMAN**

\_\_\_\_\_  
**CITY CLERK**

STATE OF LOUISIANA

RESOLUTION

NO. \_\_\_\_\_

CITY OF MONROE

The following Resolution was introduced by \_\_\_\_\_ who moved for its adoption and was seconded by \_\_\_\_\_.

**A RESOLUTION APPROVING THE APPOINTMENT OF SIMRAN DHALIWAL EMAUS TO THE BOARD FOR DOWNTOWN ECONOMIC DEVELOPMENT DISTRICT (DEDD) AND FURTHER PROVIDING WITH RESPECT THERETO:**

**WHEREAS**, a position on the Board of the DEDD which was held by Tim Clark is now vacant; and

**WHEREAS**, Simran Dhaliwal Emaus has been recommended for a board seat by Mayor Friday Ellis.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Monroe, Louisiana in legal session convened:

That Simran Dhaliwal Emaus is hereby appointed as a board member of the DEDD.

This Resolution having been submitted in writing, introduced and was then submitted to a vote as a whole, the vote thereon being as follows:

**AYES:**

**NAYS:**

**ABSENT:**

And the Resolution was declared **ADOPTED** on the \_\_\_\_\_ day of December 2020.

\_\_\_\_\_  
**CHAIRMAN**

\_\_\_\_\_  
**CITY CLERK**

**RESOLUTION**

**STATE OF LOUISIANA**

**NO.** \_\_\_\_\_

**CITY OF MONROE**

The following Resolution was introduced by \_\_\_\_\_ who moved for its adoption and was seconded by \_\_\_\_\_.

**A RESOLUTION AUTHORIZING MAYOR FRIDAY ELLIS TO SIGN AND ACCEPT A LOUISIANA HIGHWAY SAFETY ENFORCEMENT COMMISSION GRANT AND FURTHER PROVIDING WITH RESPECT THERETO:**

**WHEREAS, the Louisiana Highway Safety Commission authorizes grants each fiscal year for overtime enforcement of highway safety for such purposes as Occupant Protection Enforcement and Impaired Driver Enforcement.**

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONROE, LOUISIANA:**

**That Mayor Friday Ellis is hereby authorized to sign and accept a grant in the amount of \$39,000.00 from the Louisiana Highway Safety Commission for the purposes described in the attached contract.**

**This Resolution having been submitted in writing, introduced and was then submitted to a vote as a whole, the vote thereon being as follows:**

**AYES:**

**NAYS:**

**ABSENT:**

**And the Resolution was declared ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.**

\_\_\_\_\_  
**CHAIRMAN**

\_\_\_\_\_  
**CITY CLERK**





LOUISIANA HIGHWAY SAFETY COMMISSION  
TERMS AND CONDITIONS FFY 2021 CONTRACT

Monroe, City of

2021-30-40

**A. Scope of Services**

Conduct high visibility traffic safety enforcement overtime and supporting efforts as described below.

**B. Objectives**

1. This subgrant is a part of the Louisiana Highway Safety Commission (LHSC) statewide FFY 2021 Fatal and Injury Crash Reduction Effort. The primary objective of this effort is to reduce fatal and injury crashes on Louisiana roadways.
2. The subgrantee agrees to support the LHSC statewide performance targets as listed on the LHSC the LHSC website at: <http://www.lahighwaysafety.org/>

**C. Subgrantee Performance Targets**

1. Complete at least 90% of the contracted overtime enforcement hours by the end of the contract period.
2. Conduct/participate in at least four (4) Day or Night Occupant Protection (OP) Checkpoints, one per quarter, throughout the contract year.
3. Conduct/participate in at least two (2) OP Checkpoints and/or Saturation Patrol efforts during the May Click It or Ticket campaign.
4. Conduct/participate in the April Buckle Up In Your Truck OP Enforcement campaign.
5. Conduct/participate in at least four (4) DWI Checkpoints and or Saturation Patrol efforts, one per quarter, throughout the contract year.
6. Work the twelve (12) months as stipulated on Annex C with special emphasis on the seven waves that are listed below.

Occupant Protection Campaigns

NOV 23-29, 2020	Click It or Ticket-Thanksgiving
APR 17-24, 2021	Buckle Up in Your Truck
MAY 24-JUN 6, 2021	Click it or Ticket National Mobilization

Impaired Driving Campaigns

DEC 18, 2020-JAN 1, 2021	Drive Sober or Get Pulled Over- Christmas/New Year
FEB 5-16, 2021	Drive Sober or Get Pulled Over-Mardi Gras
APR 1-30, 2021	Underage Drinking Prevention Month

6. Special emphasis waves continued.

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JUL 1-5, 2021

Drive Sober or Get Pulled Over- Independence  
Day

AUG 20-SEP 6, 2021

Drive Sober or Get Pulled Over National  
Mobilization-Labor Day

7. Occupant Protection Enforcement

a. Nighttime Drivers

All agencies are required to conduct at least 15% of their occupant protection activities (both saturation patrols and checkpoints) during nighttime hours between 1800 hours and 0600 hours.

b. Pickup Truck Drivers

All agencies are required to participate in the Buckle Up In Your Truck campaign. Enforcement activities include occupant protection checkpoints and/or saturation patrols focusing on pickup trucks.

c. Achieve a ratio of 2:1 contacts per hour for occupant protection enforcement (an average of two contacts per hour of occupant protection enforcement overtime worked). The Louisiana Highway Safety Commission is not declaring 2:1 contacts per hour represents a quota. A contact is defined as a traffic stop or other interaction with a motorist. Agencies will be considered to be in compliance with LHSC performance expectations as long as they demonstrate completion of enforcement activity efforts with some measure of success.

d.

Your agency is encouraged to participate in the half-day occupant protection/child passenger safety training for all officers working OP overtime enforcement. Additional information on the course may be obtained by calling Bridget Gardner at (504) 702-2296.

8. Impaired Driving Enforcement

- a. When conducting sobriety checkpoints, your agency will adhere to Supreme Court guidance as set forth in State of LA v. Leon Jackson located at the listed link below.  
<http://www.lasc.org/opinions/2000/00kk0015.opn.pdf>  
Additional guidance on procedural orders may be obtained via Louisiana State Police, Operational Development, (225) 925-6202.
- b. Conduct Impaired Driving checkpoints and/or saturation patrols on at least four (4) nights during each of the four (4) NHTSA/LHSC Impaired Driving waves listed in this contract.
- c. Conduct Impaired Driving checkpoints and/or saturation patrols at high-risk locations within your jurisdictions.
- d. Conduct Impaired Driving checkpoints and/or saturation patrols in a highly visible manner, supported by public information and education (PI&E) activities.
- e. Achieve a 1:8 ratio of impaired driving arrests (an average of one impaired driving arrest per

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eight hours of saturation patrol worked). The Louisiana Highway Safety Commission is not declaring the 1:8 ratio as a quota. Agencies will be considered to be in compliance with LHSC performance expectations as long as they demonstrate completion of enforcement activity efforts with some measure of success.

- f. Encourage SFST Certifications for all officers working DWI overtime enforcement.
- g. Your agency is encouraged to conduct joint DWI checkpoints with other agencies, including the Louisiana State Police.
- h. Provide press release notice of your agencies scheduled DWI checkpoints on grant overtime to: [Terry.chustz@la.gov](mailto:Terry.chustz@la.gov).
- i. Clearly document Impaired Driving checkpoints and/or saturation patrols, and your agencies supporting PI&E activities, on the monthly LHSC reimbursement forms Annexes B and the online C.
- j. Ensure that no more than 40% of Impaired Driving funds are used to conduct Impaired Driving checkpoints.
- k. Your agency is encouraged to participate in LADRIVING, the electronic DWI arrest report system. This program is web-based, secure, paperless, and is provided free of charge along with necessary training. For information and/or training contract the LHSC LADRIVING training coordinator, Cory Reech, at: [Cory.Reech@la.gov](mailto:Cory.Reech@la.gov) or [ladriving@la.gov](mailto:ladriving@la.gov)

9. Other Traffic Safety Activities

- a. If your contract includes speeding enforcement, your agency is expected to achieve a ratio of 2:1 contacts per hour, i.e., two contacts per hour of speeding enforcement overtime worked. The Louisiana Highway Safety Commission is not declaring 2:1 contacts per hour represents a quota. Agencies will be considered to be in compliance with LHSC performance expectations as long as they demonstrate completion of enforcement activity efforts with some measure of success.
- b. If your contract includes juvenile underage drinking enforcement (JUDE) your agency will work overtime enforcement hours geared toward the reduction of underage drinking. Enforcement operations will be conducted at retail alcohol beverage establishments, special events (such as sports events), and areas where underage procurement and consumption are identified.
- c. You are encouraged to conduct motorcycle endorsement checks as part of your normal traffic safety enforcement efforts.



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d. The LHSC supports Louisiana's Strategic Highway Safety Plan (SHSP) Regional Traffic Safety Coalitions. All subgrantees are strongly encouraged to participate in their local Traffic Safety Coalition. For coalition meeting information, visit:

[www.destinationzerodeaths.com/](http://www.destinationzerodeaths.com/)

e. Take appropriate enforcement action on other hazardous moving violations observed during grant funded overtime and report those actions on monthly Annex C reports.

**D. Contract Requirements**

1. Your agency must provide the LHSC Coordinator with a copy of your internal control procedures for monitoring federal grants prior to the submission of your first grant claim.
2. The subgrantee shall perform other related duties consistent with federal and state laws and regulations as directed by the LHSC executive director.
3. The acceptance of this LHSC contract and its reimbursement monies in no way requires or encourages the law enforcement agency to offer any reward or other benefit to any law enforcement officer based on the number of citations issued.
4. Your agency will be considered to be in compliance with LHSC performance expectations as long as they can demonstrate completion of enforcement activity efforts with some measure of success. Failure to achieve any performance expectation will not exclude your agency from consideration for future funding.

5. Your agency agrees to work with the LHSC Law Enforcement Liaison (LEL) assigned to your agency:

LEL: Ted Riser

Phone: (318) 465-0390

Email: [triser@hotmail.com](mailto:triser@hotmail.com)

6. Your agency must use an evidenced-based enforcement approach for this grant. Evidence-Based Enforcement requires your agency to:

a. Deploy enforcement resources based on the analysis of crashes, crash fatalities and injuries. Crash analysis, and other traffic safety reports, may be located on the LHSC website, and on-line at the LSU Center for Analytics and Research in Transportation Safety and the National Highway Traffic Safety Administration. Your agency is also responsible for analysis of agency specific information to determine where to best deploy enforcement resources.

b. Continually follow-up and adjust your enforcement plan based on changes in traffic safety problem identification.

7. Your agency is required to:

a. Submit an approval request to the LHSC 15 days in advance for any materials that are circulated publicly on behalf of the LHSC.

b. Coordinate press events with your LHSC Program Coordinator. This includes press releases, media advisories, press inquiries, etc.

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8. Earned Media

- a. Public awareness and education is a critical component of traffic safety. The use of earned media through press releases and public press events is designed to increase public awareness about ongoing enforcement efforts and to gain voluntary compliance with traffic safety laws.
  - b. You are encouraged to engage your local media outlets throughout the grant year to increase the public's awareness of traffic safety issues and your agency's enforcement efforts. We also encourage your announcement of pending saturation patrols and checkpoints through normal media outlets and social media such as your agency's website, Facebook or other social media outlets.
  - c. The LHSC understands that agencies do not have control over what your local media outlets actually publish. Submission of a press release to a media outlet demonstrates compliance with the earned media requirement listed below.
  - d. Issue at least one press release, and/or participate in at least one public press event (examples: radio and television interviews, press conferences, etc.) related to your agency receiving a grant from the LHSC to conduct additional traffic safety enforcement activities throughout the year by November 30, 2020.
  - e. Issue at least one press release, and/or participate in at least one public press event (examples: radio and television interviews, press conferences, etc.) related to your receipt of the grant and participation in sustained Nighttime Enforcement of the State's seat belt and child passenger safety laws.
  - f. Issue at least one press release, and/or participate in at least one public press event (examples: radio and television interviews, press conferences, etc.) related to your receipt of the grant and participation in the LHSC Buckle Up in Your Truck traffic safety campaign during the first week of the campaign that runs from APR 17-24, 2021
  - g. Issue at least one press release, and/or participate in at least one public press event (examples: radio and television interviews, press conferences, etc.) related to your receipt of the grant and participation in the NHTSA/LHSC Click It or Ticket traffic safety campaign during the first week of the campaign that runs from November 23-29, 2020 and the Click it or Ticket National Mobilization that runs from May 24- June 6, 2021.
  - h. Issue at least one press release, and/or participate in at least one public press event (examples: radio and television interviews, press conferences, etc.) related to your receipt of the grant and participation in the NHTSA/LHSC Drive Sober or Get Pulled Over traffic safety campaign during the first week of the campaign that runs from DEC 18, 2020-JAN 1, 2021
9. If funded in this agreement, travel must be in accordance with PPM 49 State Travel regulations if travel is to be reimbursed as a part of this contract.

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Routine in-state travel is mileage at-state rate only. Out-of-state travel will include lodging, mileage, airfare; conference registration fees, hotel and airport parking, and taxi/shuttle transportation. Out-of-state travel destinations will include highway safety related conferences only. Travel not specified on the subgrant budget summary page must be submitted in writing and approved in advance by the LHSC Executive Director.

Submit requests for out of state conference travel to LHSC within the first quarter of the contract year or within 90 days of receiving approved contract. Extension of this period must be specifically approved by the LHSC. Requests for travel cost reimbursements must include a Travel Expense Account Form DPSMF1382. All travel, other than the routine in-state mileage, must be approved by the Louisiana Highway Safety Commission no less than 15 days prior to the date of travel.

10. The agency will make any LHSC approved purchases in the first quarter of the contract or within 90 days of receiving approved contract. The agency will submit specifications for the items to be ordered to the LHSC Program Coordinator for review and approval prior to placing an order. Once approval is received, the agency will order approved items for distribution through the outreach campaign. All purchases must be in accordance with State of Louisiana purchasing guidelines. Please see LHSC Subgrant Manual. For further information, refer to the Louisiana Office of State Procurement website at:  
<https://www.doa.la.gov/Pages/osp/index.aspx>

#### E. Funding

Funding for this subgrant begins on October 1, 2020 and ends September 30, 2021. This funding is not transferable to the following fiscal year and should be used in the fiscal year as planned. All reporting and close out requirements contained in the LHSC Subgrant Manual apply to this subgrant.

The use of LHSC funding are to be used to promote traffic safety and to save lives and are not intended or to be used for monetary gain of any kind.

The average hourly rate listed on the budget sheet is used to estimate hours dedicated to the project areas. It represents an estimate of the employs average hourly rate multiplied by 1.5 as submitted with your agency's grant request. The average hourly rate is in no way considered the pay rate for personnel working on this project.

#### F. Project Reporting, Monitoring and Evaluation

1. Complete reimbursement claims, including applicable Annexes on a monthly basis. Claims must be received by LHSC no later than the 20th of the month. Due to state and federal audit requirements, no corrections are allowed in amounts on the Annex A. Please review claims carefully. Claims needing corrections/revisions will be returned to the submitting agency for corrections which will result in a delay of your agency's reimbursement. Important Reminder: **Final claims for reimbursement must be received by October 30, 2021.**
2. Recipient agrees that project activities, reporting, monitoring and evaluation will be in accordance with the most recent LHSC "Manual for Subgrants", available for review at <http://www.lahighwaysafety.org/Documents/GRANTS>

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TERMS AND CONDITIONS FFY 2021 CONTRACT

3. Recipient agrees that reimbursement claims, including contractually agreed upon data will be submitted on a monthly basis. Incomplete or incorrect claim forms will not be processed by LHSC. They will be returned to the subgrantee. All claims must be submitted via e-mail:

[lhscclaims@la.gov](mailto:lhscclaims@la.gov)

4. All records and supporting documentation must be maintained by your agency for the current year plus **five (5)** years.
5. The subgrantee has the duty to fully cooperate with the State and provide any and all requested information, documentation, etc. to the state when requested. This applies even if this agreement is terminated and/or a lawsuit is filed. Specifically, the subgrantee shall not limit or impede the State's right to audit or shall not withhold State owned documents.
6. The Legislative Auditor of the State of Louisiana and/or the Office of the Governor, Division of Administration auditors shall have the option of auditing all accounts of subgrantee which relate to this agreement.

RESOLUTION

STATE OF LOUISIANA

NO. \_\_\_\_\_

CITY OF MONROE

The following Resolution was offered by Mr. /Ms. \_\_\_\_\_ who moved for its adoption and was seconded by Mr. /Ms. \_\_\_\_\_.

**A RESOLUTION AUTHORIZING AN AUTHORIZED CITY REPRESENTATIVE, TO ENTER INTO AN AGREEMENT FOR NEGOTIATIONS, TITLE WORK AND RIGHT-OF-WAY ACQUISITION AND/OR RELOCATION, WITH SMITH RW SPECIALIST, LLC FOR SERVICES RELATED TO THE KANSAS-GARRETT ROAD CONNECTOR & I-20 INTERCHANGE S.P.N. H.007300 PROJECT AND FURTHER PROVIDING WITH RESPECT THERETO.**

---

**WHEREAS**, the above identified project has been appropriated funds and requires for negotiations, title work and right-of-way acquisitions and/or relocations for the Kansas-Garrett Road Connector & I-20 Interchange S.P.N. H.007300 project.

**WHEREAS**, Smith RW Specialist, LLC has previously provided such services for the Kansas Lane Extension and other federal projects and is thoroughly familiar with all applicable state and federal rules and regulations.

**NOW, THEREFORE, BE IT RESOLVED**, by the Monroe City Council in legal and regular session convened that an authorized city representative be and is hereby authorized and empowered to sign a Contract for Services with Smith RW Specialist, LLC pursuant to the attached agreement.

**This resolution having been submitted in writing was then submitted to a vote as a whole, the vote thereon being as follows:**

**AYES:**

**NAYS:**

**ABSENT:**

And the Resolution was declared **ADOPTED** on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
**CHAIRMAN**

\_\_\_\_\_  
**CITY CLERK**

## AGREEMENT FOR NEGOTIATION, RELOCATION SERVICES AND TITLE WORK

THIS AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_, 2020 by and between the CITY OF MONROE (Owner) and SMITH R/W SPECIALIST, LLC (Contractor) (Ronnie Dale Smith, Manager) as follows:

### SCOPE OF WORK

Contractor shall complete all negotiation, title work and relocation services on required properties as identified by Lazenby & Associates, Inc. as needed to complete the Kansas Lane – Garrett Road Connector and I-20 Improvements (Project No. H.007300) according to policy and procedure set forth in the “Local Public Agency Real Estate Manual”.

### CHANGES TO SCOPE OF WORK

Changes in the original scope of work must be in writing and must be approved by the Director of Administration, City of Monroe.

### CONTRACT AMOUNT

Owner shall pay Contractor the standard fee as outlined in the Louisiana Department of Transportation and Development fee schedule which is attached hereto and made a part hereof. Work that is required by procedure which is not listed in the standard fee schedule will be by the hour at \$95 per hour. (Conceptual Stage Relocation Plan, Right of Way Stage Relocation Plan and Project Notification Letters)

### PAYMENT

Contractor shall submit progress payments to the Director of Administration for approval and shall receive payment within sixty (60) days after receipt of payment for request by the Owner.

### COMPLETION OF CONTRACT

The work to be performed under this Agreement shall be completed within one year after all plans for required right of way and appraisals are furnished to contractor.

### EQUAL EMPLOYMENT OPPORTUNITY

In accordance with Executive Order 11246, the Contractor agrees that he will not discriminate against any employee or applicant for employment because of race, color, religion, handicap, veteran status, sex, or national origin. Other provisions of the Executive Order 11246, as applicable to this contract, are incorporated by reference. Also incorporated by reference is the Fair Employment Standards Act which states that the Contractor shall not pay below the established minimum wage.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

WITNESSES:

The City of Monroe

By: \_\_\_\_\_

Stacey Rowell, Director of Administration

WITNESSES:

Kara Austin

Amy Harper

By: Ronnie Dale Smith

Ronnie Dale Smith, Manager

Exhibit B  
Professional Service Fees  
Turn Key Right Of Way Services

	Rate Per Unit	Estimated No. of Units	Total Estimated Fees
<b>1. Title Research:</b>			
Initial Title Abstract	\$540.00		
Title Abstract Update	\$180.00		
<b>2. Appraisal Services:</b>			
<b>Form A: Partial Taking – Commercial or Industrial land w/bldg.</b>			
Residential Structures or Vacant Land	\$8,400.00		
	\$2,400.00		
<b>Form B: Total Taking – Commercial or Industrial land w/bldg.</b>			
Residential Structures or Vacant Land	\$6,600.00		
	\$1,600.00		
	\$1,200.00		
<b>Form C: Minor, uncomplicated valuations</b>			
<b>3. Appraisal Review Services:</b>			
<b>Form A: Partial Taking – Commercial or Industrial land w/bldg.</b>			
Residential Structures or Vacant Land	\$2,100.00		
	\$600.00		
<b>Form B: Total Taking – Commercial or Industrial land w/bldg.</b>			
Residential Structures or Vacant Land	\$1,650.00		
	\$400.00		
	\$300.00		
<b>Form C: Minor, uncomplicated valuations</b>			
<b>4. Business Valuation/Lost Profit Analysis: (Per each Commercial Enterprise)</b>			
	\$6,700.00		
<b>5. Building / Construction Cost Services:</b>			
Construction Cost Estimate [Per Each Major Structure]	\$1,400.00		
Parking Study	\$1,100.00		
Building Cost to Cure Analysis	\$1,800.00		
Billboard Replacement Cost Analysis	\$700.00		
<b>6. Property Negotiations: (Per Ownership Closings / Payoffs (Per Ownership))</b>			
	\$3,000.00		
	\$600.00		
<b>7. Relocation Services: (Per Each Relocation Residential or Commercial Owner or Tenant Physically Moves Personal Property is relocated or displaced land/ord</b>			
	\$7,200.00		
	\$2,400.00		
<b>8. Asbestos Inspection &amp; Reporting: [Per Each Structure]</b>			
	\$1,440.00		
<b>9. Improvement Control: [Per Each Structure]</b>			
Type A - Relocatee Vacates	\$120.00		
Type B – Relocatee Continues to Occupy	\$360.00		
	20%		
<b>Total Contract Fees:</b>			\$



**ORDINANCE**

STATE OF LOUISIANA

NO. \_\_\_\_\_

CITY OF MONROE

The following Ordinance was introduced by \_\_\_\_\_, who moved for its adoption and was seconded by \_\_\_\_\_:

**AN ORDINANCE AMENDING SERVICE CATEGORY IX, FBO LAND AND FACILITIES REQUIREMENT, SECTION 2(C) OF THE 2014 MINIMUM STANDARDS FOR COMMERCIAL AERONAUTICAL ACTIVITIES OF THE MONROE REGIONAL AIRPORT AND FURTHER PROVIDING WITH RESPECT THERETO:**

---

WHEREAS, the Minimum Standards for Commercial Aeronautical Activities of the Monroe Regional Airport (“Minimum Standards”) were last amended in 2014;

WHEREAS, on April 14, 2020, Kutchins and Groh LLC was authorized to assist with preparing an update and/or amendment to the Minimum Standards and has been assisting the City with a review of its Minimum Standards;

WHEREAS, the required fuel storage in the Minimum Standards, Service Category IX, FBO Land and Facilities Requirement, Section 2(c) currently requires an aviation fuel farm facility owned by a fixed base operator to maintain a minimum capacity of 20,000 gallons of aviation gasoline and 75,000 gallons of jet fuel storage; and

WHEREAS, the City desires the Minimum Standards, Service Category IX, FBO Land and Facilities Requirement, Section 2(c) be amended to require an aviation fuel farm facility owned by a fixed base operator to maintain a minimum capacity of \_\_\_\_\_ gallons of aviation gasoline and \_\_\_\_\_ gallons of jet fuel storage.

NOW THEREFORE, it is hereby ordained that Service Category IX, FBO Land and Facilities Requirement, Section 2(c) of the Minimum Standards for Commercial Aeronautical Activities of the Monroe Regional Airport (“Minimum Standards”) is hereby amended and enacted as follows:

**SERVICE CATEGORY IX**

**FBO Land and Facilities Requirement**

\*\*\*

2. The minimum facilities required will be as follows:

\*\*\*

- c. An aviation fuel farm facility with a minimum capacity of \_\_\_\_\_ gallons of aviation gasoline and \_\_\_\_\_ gallons of jet fuel storage, along with at least two (2) metered and filter equipped dispensers, fixed or mobile, for dispensing both AVGAS and JET-A fuels.

\*\*\*

This Ordinance was introduced on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notice published on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

This Ordinance having been submitted in writing, introduced and published, was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared ADOPTED on \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR'S APPROVAL

\_\_\_\_\_  
MAYOR'S VETO

\_\_\_\_\_  
CHAIRMAN

STATE OF LOUISIANA  
CITY OF MONROE

ORDINANCE

NO. \_\_\_\_\_

The following Ordinance was offered by Mr./Ms. \_\_\_\_\_ who moved for its adoption and was seconded by Mr./Ms. \_\_\_\_\_:

**AN ORDINANCE AUTHORIZING THE CITY OF MONROE TO TAKE CORPOREAL POSSESSION OF THE PROPERTY DESCRIBED BELOW AND SELL TO LAGUARDE HOLDING LLC ALL RIGHTS, TITLE AND INTEREST THAT THE CITY MAY HAVE ACQUIRED TO THE LOT IN LOT 1, SQ. "C" OF JACKSON'S LAND COMPANY'S ADDITION, OUACHITA PARISH, DISTRICT 4, MONROE, LA, BY ADJUDICATION AT TAX SALE DATED JUNE 24, 2015, AND FURTHER WITH RESPECT THERETO**

WHEREAS, the property described as follows, to-wit:

Lot 1, Sq., "C" of Jackson's Land Company's Addition  
2817 Jackson St.  
District 4  
Ouachita Parish, Monroe, Louisiana  
Parcel #48825

was adjudicated to the City of Monroe, Louisiana for non-payment of 2014 Ad Valorem Taxes by Adjudication Deed dated and filed July 10, 2015 in Conveyance Book 2427 at page 619 of the Records of Ouachita Parish, Louisiana and adjudicated to the City of Monroe, Louisiana. The 2014 Ad Valorem Taxes forming the basis for the described adjudication was validly assessed by the City of Monroe against Della R. Boughton Haynes, and

WHEREAS, the City of Monroe has made efforts to contact Della R. Boughton Haynes by registered mail and notification published in the News Star with no response, and

WHEREAS, Laguarde Holding LLC represented herein by Kevin Sweet wishes to purchase said property from the City of Monroe.

WHEREAS, pursuant to the provisions of La. R.S. 47:2238.1 et sec, property adjudicated to the City of Monroe for more than Five (5) years may be sold to a specific named individual who has paid all taxes and other cost associated with the transfer of the property by the City of Monroe to the named individual. Kevin Sweet has paid One Thousand Three Hundred Seventy-five and 57/100 (\$1,375.57) which includes Seven Hundred Sixty-eight and 82/100 (\$768.82) in City and Parish taxes on behalf of Laguarde Holding LLC. The remainder is legal fees for the City of Monroe and the Parish of Ouachita, advertising costs, mailing cost, and filing and recordation of all documents necessary to accomplish the acquisition of the property and then transfer from the City to the new owner.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the hereinafter described property is no longer needed for public purposes; the City of Monroe has made efforts to contact Della R. Boughton Haynes with no response; the City of Monroe desires to sell to Laguarde Holding LLC the property described as follows:

Lot 1, Sq., "C" of Jackson's Land Company's Addition  
2817 Jackson St.  
District 4  
Ouachita Parish, Monroe, Louisiana  
Parcel #48825

ORDINANCE INTRODUCED on the \_\_\_\_ day of November 2020.

NOTICE PUBLISHED on the \_\_\_\_ day of \_\_\_\_\_, 2020.

This Ordinance having been submitted in writing, introduced and published, was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared **ADOPTED** on the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
**CHAIRMAN**

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**DIRECTOR OF ADMINISTRATION'S APPROVAL**

\_\_\_\_\_  
**DIRECTOR OF ADMINISTRATION'S VETO**

ORDINANCE

STATE OF LOUISIANA  
CITY OF MONROE

NO. \_\_\_\_\_

The following Ordinance was offered by Mr. /Mrs. \_\_\_\_\_  
who moved for its adoption and was seconded by Mr. /Mrs. \_\_\_\_\_

AN ORDINANCE REVOKING A 75' WIDE SECTION OF PEAR STREET FROM  
THE LEVEE WEST APPROXIMATELY 185' TO ITS TERMINUS AT THE  
OUACHITA RIVER AND FURTHER PROVIDING WITH RESPECT THERETO:

WHEREAS, Donald Plunk has requested the revoking of Pear Street from the  
levee west approximately 185' to it terminus at the Ouachita River, and

WHEREAS, this section of Pear Street is unimproved, does not contain any  
utilities; and dead ends into the Ouachita River, and

WHEREAS, the applicant owns the property on both sides of this section of Pear  
Street, and

WHEREAS, once revoked, the right-of-way will revert to the adjacent property  
owner(s), and

WHEREAS, the City of Monroe Planning Commission has recommended that  
this request be approved, with a 4-0-1 vote, at their November 2, 2020 meeting.

NOW, THEREFORE

BE IT ORDAINED by the City Council of the City of Monroe, in legal session  
convened, that Pear Street from the levee west to its terminus at the Ouachita River,  
approximately 185', is hereby revoked

BE IT FURTHER ORDAINED,

This ordinance was INTRODUCED on the 24th day of November 2020.

NOTICE PUBLISHED on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

This Ordinance having been submitted in writing, introduced and published was  
then submitted to a final vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR'S APPROVAL

\_\_\_\_\_  
MAYOR'S VETO

PUBLIC HEARING

CITY OF MONROE ZONING COMMISSION

November 4, 2020

CITY HALL                      MONROE, LOUISIANA

**RE: REV 100-20**

**APPLICANT: Donald Plunk**

**MOTIONED BY: Mr. Charles Scott**

**SECONDED BY: Mr. Jamin Hall**

I move that the Monroe Planning Commission advise the City Council that after a Public Hearing the Commission finds that changing conditions in the area are sufficient to justify the above request to allow the revocation of Pear Street from the levee west to the Ouachita River. This section of Pear Street is unimproved, does not contain any utilities and dead ends into the Ouachita River.

. There was a majority vote of 4-0-1 for approval by the Planning Commission.

City of Monroe  
Planning Commission

CASE NO.: REV 100-20  
NAME OF APPLICANT: DONALD PLUNK  
ADDRESS OF PROPERTY: PEAR STREET FROM THE LEVEE TO THE RIVER  
COUNCIL DISTRICT: 4

REQUEST: This is a request to revoke Pear Street from the levee to its terminus at the Ouachita River.

SIZE OF PROPERTY: 75' x 185' (approximately)

PRESENT ZONING: R-4 High Density Multi-Family District

PRESENT USE: Unimproved street right-of-way.

MOST NEARLY BOUNDED BY (STREETS): North of Plum Street, east of the Ouachita River, south of Rochester Street and west of South 11<sup>th</sup> Street.

SURROUNDING LAND USES: Surrounding land use consists of residential in all directions with the Ouachita River to the west.

ADVERSE INFLUENCES:

POSITIVE INFLUENCES: Additional property.

COMMENTS/  
RECOMMENDATIONS: The applicant owns both sides of the property of this section of the Pear Street right-of-way. It is unimproved and not used except by the applicant to access his property. It contains no utilities.

OPTIONS: The revocation request needs to be approved by the City Council by Ordinance.

Options: Approve the revocation of the 75' x 185' (approximately) section of an improved section of street right-of-way (Pear Street).

Options: Approve the revocation of the 75' x 185' (approximately) section of an improved section of street right-of-way (Pear Street) with the conditions.

Options: Deny the revocation of the 75' x 185' (approximately) section of an improved street right-of-way as presented.



# Planning and Zoning

City of Monroe

Pearl St, Monroe, LA, 71202, US, X



PUBLIC HEARING

CITY OF MONROE ZONING COMMISSION

November 4, 2020                      CITY HALL                      MONROE, LOUISIANA

**RE: TAM 101-20**                      **APPLICANT: City of Monroe**

**MOTIONED BY: Mr. Jamin Hall**

**SECONDED BY: Rev Tegitra Thomas**

I move that the Monroe Planning Commission advise the City Council that after a Public Hearing the Commission finds that the text of the zoning ordinance needed to be amended to clarify this specific section of the ordinance and the conditions are sufficient to justify the above request.

There was a majority vote of 4-0-1 for approval by the Planning Commission.

# ORDINANCE

STATE OF LOUISIANA  
CITY OF MONROE

NO. \_\_\_\_\_

The following Ordinance was offered by Mr./Mrs. \_\_\_\_\_ :  
who moved for its adoption and was seconded by Mr./Mrs. \_\_\_\_\_ :

**Amendment to Chapter 37, Zoning, of the Code of the City of Monroe, Article V, Site Development Standards, Section 37-78 Supplemental Height, Yard, and Open Space Regulation (c) Architectural Projections into Required Yards (3) to clarify the circumstances that carports and patio covers may occupy required yards.**

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WHEREAS, the City Council of the City of Monroe has this date held its Public Hearing with respect to the following proposed amendments to Chapter 37, Zoning, of the Code of the City of Monroe, Article V, Site Development Standards, Section 37-78 Supplemental Height, Yard, and Open Space Regulation (c) Architectural Projections into Required Yards (3) to clarify the circumstances that carports and patio covers may occupy required yards. The addition of patios to this list; and

WHEREAS, as carports are open-air by definition, the term "open air" can be removed as it is redundant;

WHEREAS, the removal of "or" in this section will help to avoid confusion as to what is allowed; and

WHEREAS, the requirements in this section pertain to residential areas, the residential districts listed can be removed as it is redundant;

**APPLICANT:** City of Monroe (TAM 101-20)

WHEREAS, the City Council has further considered the recommendation of the Monroe Planning Commission recommending approval, on a 4-0-1 vote, and that the above stated Sections of the Code of the City of Monroe should be amended.

NOW, THEREFORE;

BE IT ORDAINED, by the City Council of the City of Monroe, Louisiana, in legal session convened, that Chapter 37, Zoning, of the Zoning Ordinance of the City of Monroe, Louisiana be, and it is amended as follows:

**Amend:**

*(c) Architectural Projections into Required Yards*

1. Every part of a required yard shall be open and unobstructed from the ground to the sky except for permitted accessory structures for the ordinary projections of sills, belt courses, cornices, buttresses, eaves, and similar architectural features, provided that such projections shall not extend more than two feet (2') into any required yard.
2. Open fire escapes may extend into any required yard not more than three and a half feet (3.5').
3. ~~Open-air~~ Carports and patio covers, when attached to the main dwelling unit may occupy any required yard under the following circumstances:
  - a. The carport, is no closer than five feet (5') to the side or rear property line; and/or
  - b. The carport is no closer than ten feet (10') to the street right-of-way line. ~~in a R-1, R-2, R-3, R-4, and RMH District.~~

BE IT FURTHER ORDAINED,

This ordinance was INTRODUCED on the 24th day of November 2020.  
NOTICE PUBLISHED on the \_\_\_\_\_ day of \_\_\_\_\_,

This Ordinance having been submitted in writing, introduced and published was then submitted to a final vote, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_,  
2020.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR'S APPROVAL

\_\_\_\_\_  
MAYOR'S VETO