

*City of Lake Charles  
Lake Charles, Louisiana*

# **Resolution 2007-001**

## **Downtown Development Authority DAS**

WHEREAS, The Downtown Development Authority recognizes the educational and economic benefits of the proposed National Hurricane Museum and Science Center to the Community, the State and the Nation, and strongly recommends the National Hurricane Museum and Science Center as a “project of merit” to the Council and to the Administration of the City of Lake Charles;

WHEREAS, A “project of merit” is determined to be a lakefront/downtown development that provides for (1) direct economic impact, (2) encourages secondary and tertiary economic activity through private vendors and suppliers and (3) serves as a magnet for national tourism aligning regional cultural economy initiatives with local economic, recreational and interpretive opportunities; this project meets these stated goals;

WHEREAS, the recommended site for consideration based upon the master plan and site selection analysis conducted by the National Hurricane Museum and Science Center design team, in conjunction with standards recommended by LA DOTD is a portion of Tract 3 and/or portion of Tract 4 as allowable by the regulating plan for lakefront development;

WHEREAS, the desire to encourage diverse opportunities for regional economic development within the defined Lakefront Plan could be optimized having the proposed National Hurricane Museum and Science Center and the America’s Wetland Discovery Center as anchor atractors for mixed use development;

NOW, THEREFORE, be it resolved that; The DDA encourages active dialogue with the National Hurricane Museum and Science Center to ensure that the project’s developers comply with the City’s Request for Qualifications (RFQ) process for development according to the guidelines of the Lakefront Plan;

*Date* \_\_\_\_\_

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*Oliver “Rick” Richard  
Chairman*

DOWNTOWN DEVELOPMENT AUTHORITY  
CITY OF LAKE CHARLES  
PARISH OF CALCASIEU  
STATE OF LOUISIANA

*Office of the Mayor*  
**Lake Charles, Louisiana**

**Resolution 2007-003**  
**Downtown Development Authority DDS**

A RESOLUTION BY THE LAKE CHARLES DOWNTOWN DEVELOPMENT AUTHORITY SUPPORTING THE SITE LOCATION OF THE SEARS AUTOMOTIVE CENTER AND ADJACENT PROPERTY AS AN INTERMODAL TRANSIT FACILITY.

**WHEREAS**, The Downtown Development Authority has identified as a priority within the adopted Strategic Planning Element-Phase I, to develop and promote of an intricate intermodal transportation system to facilitate vehicle cycles, pedestrian circulation into and throughout the downtown district; to establish physical linkages for interactive venues between points of interest and to pursue redevelopment and adaptive reuse of the vacant properties within the DDD, including the Sears Automotive Building and adjacent properties.

**WHEREAS**, The Sears Automotive Center and adjacent property located at 100 Mill Street in downtown Lake Charles is strategically located with direct access to major local thoroughfares and Interstate I-10 and was approved through the FTA site selection process.

**WHEREAS**, The utilization of the Sears Automotive Center and adjacent property as an intermodal transit facility will allow for additional amenities for the current transit ridership and provide opportunity to diversify ridership and expand transit services.

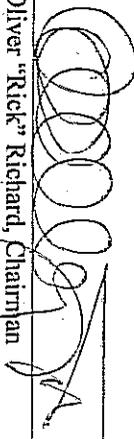
**WHEREAS**, The development of strong public/private partnership endeavors is the cornerstone of the ability for the District to thrive, maintaining and fostering development to companion a broad range of initiatives to promote downtown as a 24-hour environment. The re-use of the Sears Automotive Center and adjacent property will create opportunity to expand the development of transportation related public/private partnership endeavors.

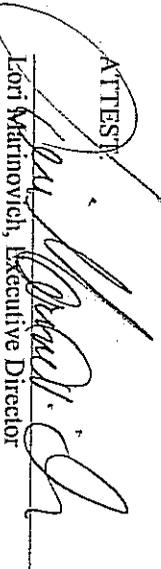
**WHEREAS**, The utilization of the Sears Automotive Building and adjacent property as an intermodal transit facility will align with the identified priorities of the Downtown Development Authority's Strategic Planning Element-Phase I and with the DPZ Charrette Report included as a component of the Charter amendment approved by the voters in May 2007.

**WHEREAS**, transit oriented design has been proven as an important generator of additional synergy within development districts supported by urban planning and Smart Growth principles.

**NOW THEREFORE**, BE IT RESOLVED BY THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF LAKE CHARLES that it does hereby approve and support the identified use of the Sears Automotive Center as a City intermodal and transit facility.

PASSED AND ADOPTED at Lake Charles, Louisiana on this 7<sup>th</sup> day of November, 2007.

  
Oliver "Rick" Richard, Chairman  
Downtown Development Authority ("DDS")  
City of Lake Charles

ATTEST  
  
Leoti Marinovich, Executive Director  
Downtown Development Authority  
City of Lake Charles

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**CITY OF LAKE CHARLES**  
**PARISH OF CALCASIEU**  
**STATE OF LOUISIANA**

**Resolution 2007 - 004**

A RESOLUTION BY THE LAKE CHARLES DOWNTOWN DEVELOPMENT AUTHORITY RECOMMENDING THAT THE CITY OF LAKE CHARLES MAKE APPLICATION TO THE STATE OF LOUISIANA, DEPARTMENT OF CULTURE, RECREATION AND TOURISM TO ESTABLISH A CULTURAL PRODUCTS DISTRICT WITHIN THE CITY OF LAKE CHARLES AND THAT THE CULTURAL PRODUCTS DISTRICT BOUNDARY ENCOMPASS THE ENTIRETY OF THE DESIGNATED DOWNTOWN DEVELOPMENT DISTRICT.

**WHEREAS**, The cultural industries have increasingly been recognized as one of the leading economic clusters in the Louisiana economy. The cultural cluster includes the following industries: culinary arts, design, entertainment, performing arts, visual arts, literary arts, and preservation.

**WHEREAS**, Act 298 of the 2007 Regular Session of the Louisiana Legislature, modeled after Louisiana's existing downtown development district legislation, created the establishment of Cultural Districts providing tax exemptions and credits in locally designated districts and is considered a "place-based" cultural economy initiative.

**WHEREAS**, Act 298 defines a "cultural product district" as a district designated by a local governing authority for the purpose of revitalizing a community by creating a hub of cultural activity, including affordable artist housing and workspace. It provides that the Department of Culture, Recreation and Tourism shall develop criteria for such districts and specifies some of the criteria.

**WHEREAS**, Act 298 expands eligibility of tax credits for the rehabilitation of Historic structures located in cultural products districts, while also raising the cap on the program.

**WHEREAS**, Act 298 also provides for a sales and use tax exemption for the sale of original, one-of-a-kind works of art from established locations within a cultural products district. "Works of art" are defined as visual arts and crafts such as paintings, photographs, sculpture, pottery, etc.

**BE IT RESOLVED**, by unanimous consent of the Downtown Development Authority at its regular November 5, 2007 meeting, that the City of Lake Charles make application to the State of Louisiana, Office of Culture, Recreation and Tourism to establish a Cultural Products District within the City of Lake Charles, and that the Cultural Products District boundary encompass the entirety of the designated Downtown Development District.

PASSED AND ADOPTED at Lake Charles, Louisiana on this 5<sup>th</sup> day of November, 2007.

  
Oliver "Rick" Richard, Chairman  
Downtown Development Authority ("LDS")  
City of Lake Charles

ATTEST

  
Lori Marinovich, Executive Director  
Downtown Development Authority  
City of Lake Charles

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**CITY OF LAKE CHARLES**  
**PARISH OF CALCASIEU**  
**STATE OF LOUISIANA**

**Resolution 2007 - 005**

A RESOLUTION BY THE LAKE CHARLES DOWNTOWN DEVELOPMENT AUTHORITY ADOPTING POLICIES ESTABLISHED FOR ALL EVENTS OCCURRING WITHIN THE BOUNDARIES OF THE DOWNTOWN DEVELOPMENT DISTRICT, EXCLUSIVE OF EVENTS CONTRACTED THROUGH THE LAKE CHARLES CIVIC CENTER; AND REQUESTING COUNCIL ACTION TO SUSPEND THE OPEN CONTAINER LAW FOR DOWNTOWN DEVELOPMENT AUTHORITY SANCTIONED EVENTS OCCURRING WITHIN THE BOUNDARIES OF THE DOWNTOWN DEVELOPMENT DISTRICT.

**WHEREAS**, the Downtown Development Authority has identified, as a priority within the adopted Strategic Planning Element – Phase I, the development of strong public/private partnership endeavors which is the cornerstone of the ability for the District to thrive, maintaining and fostering development to companion a broad range of initiatives to promote downtown as a 24-hour environment.

**WHEREAS**, various areas within the boundaries of the Downtown Development District (“DDD”) have become popular venues for hosting a variety of public and private events including, but not limited to, fairs, festivals, parades, promenades, and outdoor concerts.

**WHEREAS**, reference is made to the existing Downtown Event Guidelines (“DEG”) (copy attached hereto and identified as Exhibit “A”) which was originated as a means of setting forth guidelines and procedures to be followed when planning any event downtown.

**WHEREAS**, the DEG serves as a meaningful planning tool for both city and non-city sponsored events occurring within the boundaries of the DDD.

**WHEREAS**, the adoption of the DEG would ensure coordination among the businesses, public agencies and event coordinators resulting in events within the DDD that are of high quality and are thoughtfully and efficiently planned.

**WHEREAS**, Subsection (c) of Section 3-7 of the Lake Charles City Code relative to open alcoholic beverage containers provides that the provisions of the open container law may be suspended by resolution of the governing authority of the City of Lake Charles after due consideration at a regular or special meeting.

**BE IT RESOLVED**, by unanimous consent of the Downtown Development Authority at its regular December 3, 2007 meeting that a change in policy be authorized to require approval by the Downtown Development Authority on the issuance of street closure permits to support events within the Downtown Development District; and

**BE IT FURTHER RESOLVED**, that a change in policy to require approval by the Downtown Development Authority on the issuance of special event permits to support events within the Downtown Development District; and

**BE IT FURTHER RESOLVED**, to adopt the Downtown Development Event Guidelines, including a minimum 45 day timeline for submittal and review; and

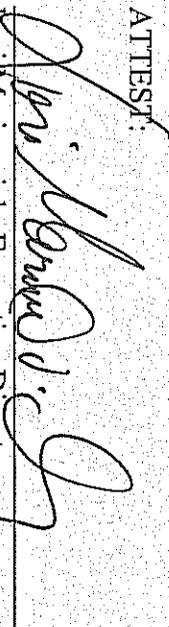
**BE IT FURTHER RESOLVED**, to request City Council approval to allow events approved by the Downtown Development Authority to be exempt from Code of Ordinances Section 3-7 - Open Alcoholic Beverage Containers.

PASSED AND ADOPTED at Lake Charles, Louisiana on this 3<sup>rd</sup> day of December, 2007.



Oliver "Rick" Richard, Chairman  
Downtown Development Authority ("LDS")  
City of Lake Charles

ATTEST:



Lori Marinovich, Executive Director  
Downtown Development Authority  
City of Lake Charles

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**CITY OF LAKE CHARLES**  
**PARISH OF CALCASIEU**  
**STATE OF LOUISIANA**

**Resolution 2007 - 006**

A RESOLUTION BY THE LAKE CHARLES DOWNTOWN DEVELOPMENT AUTHORITY ("DDA") RECOMMENDING THE SELECTION OF A MASTER DEVELOPER FOR THE IMPLEMENTATION OF THE LAKEFRONT PLAN AS ADOPTED BY VOTERS IN THE MAY 5, 2007 SPECIAL ELECTION.

WHEREAS, subsequent to the 2005 hurricane season, in February 2006 the LRA sponsored a week long series of public charrettes led by the design team of Duany, Plater-Zyberk & Company (DPZ). They incorporated intensive public input to generate a visionary, long-range plan to act as a catalyst for area redevelopment. The plan, entitled: "Downtown Lake Charles Charrette Report" was unanimously adopted by the City Council on February 11, 2006.

WHEREAS, the Calcasieu Parish Long-Term Recovery Planning and Recovery Tool was finalized in spring 2006 wherein Lakefront development was identified by residents as the number one priority for recovery in this parish-wide planning process.

WHEREAS, the City further engaged DPZ to refine the concepts identified in the Charrette Report into a conceptual master plan, the Lakefront Plan, which was finalized in November 2006.

WHEREAS, Lake Charles voters approved the Lakefront Plan on May 5, 2007, enabling the DDA to enter into long term leases of designated development tracts. The Lakefront Plan allows for development of approximately 65 acres of City-owned land with private development, which will encourage the construction of new buildings and the renovation of existing buildings while ensuring that rebuilt structures would have modern storm standards to mitigate future hurricanes.

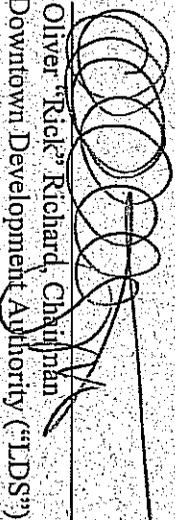
WHEREAS, the City wishes to enter into a long-term lease and public/private partnership with one or more Master Developer. All developed property will be made available through a long-term lease with the City; the sale of this property is not considered as an option.

WHEREAS, the City solicited Requests for Qualifications for services of a Master Developer in September 2007 wherein two responses were received.

WHEREAS, the DDA recommends the selection of one Master Developer for the implementation of the Lakefront Plan as adopted by voters in May 2007.

BE IT RESOLVED, by unanimous consent of the Downtown Development Authority at its Special Meeting January 29, 2008 that it recommends the selection of one firm as the Master Developer for the implementation of the Lakefront Plan.

PASSED AND ADOPTED at Lake Charles, Louisiana on this 29<sup>th</sup> day of January, 2008.

  
Oliver "Rick" Richard, Chairman  
Downtown Development Authority ("DDA")  
City of Lake Charles

ATTEST:

  
Elizabeth Marinovich, Executive Director  
Downtown Development Authority  
City of Lake Charles