

CITY OF CROWLEY
SPECIAL COUNCIL MEETING
FEBRUARY 16, 2007

The Mayor and Board of Aldermen of the City of Crowley, Louisiana, the governing authority of the City of Crowley, met in a special session at 6:00 p.m. Friday the 16th day of February, 2007 at the regular meeting place of said Mayor and Board of Aldermen, the Council Chambers, 426 North Avenue F, Crowley, Louisiana, after the giving and posting of prior notice of said meeting in the manner provided by law.

Mayor Greg A. Jones presided with the presence of all Aldermen: Elliot Doré, Jeff Doré, Lyle Fogleman, Jr., Vernon Martin, Mary Melancon, Laurita Pete, Steven Premeaux, Kitty Valdetero and Todd Whiting.

Alderman Elliot Doré led the Pledge of Allegiance to the flag and Alderman Lyle Fogleman gave the invocation.

February 15, 2007

**City of Crowley
Special Council Meeting Notice:**

You are hereby notified that a Special Council Meeting of the Mayor and Board of Aldermen of the City of Crowley will be held on Friday February 16th 2007 at 3:30 p.m. in the City Council Chambers at 426 North Avenue F.

The purpose of said meeting will be:

- 1) Consider Ratification of Economic Development Action; and
- 2) Any Other Legal Items to Come before the Council.

S/ Greg A. Jones
Greg A. Jones, Mayor

The call was posted at City Hall on February 15th, 2007 at 2:30 o'clock p.m.

The call was circulated on February 15th, 2007 and copies of the call were delivered to the following:

Elliot Doré	on February 15, 2007 at 2:16 o'clock p.m. by e-mail
Jeff Doré	on February 15, 2007 at 2:25 o'clock p.m. by telephone
Lyle Fogleman	on February 15, 2007 at 2:23 o'clock p.m. by facsimile
Vernon Martin	on February 15, 2007 at 3:06 o'clock p.m. by facsimile
Mary T. Melancon	on February 15, 2007 at 2:29 o'clock p.m. by telephone
Laurita Pete	on February 15, 2007 at 2:28 o'clock p.m. by telephone
Steven Premeaux	on February 15, 2007 at 2:20 o'clock p.m. personal service
Kitty Valdetero	on February 15, 2007 at 2:16 o'clock p.m. by e-mail
Todd Whiting	on February 15, 2007 at 2:31 o'clock p.m. by telephone
K. P. Gibson	on February 15, 2007 at 2:23 o'clock p.m. by personal service
Thomas K. Regan	on February 15, 2007 at 2:27 o'clock p.m. by facsimile
Tim Mader	on February 15, 2007 at 2:16 o'clock p.m. by e-mail
Judy L. Istre	on February 15, 2007 at 2:15 o'clock p.m. personal service

The following resolution was offered by Alderwoman Kitty Valdetero, duly seconded by Alderwoman Melancon, and duly resolved and adopted with Alderman Fogleman abstaining.

A RESOLUTION OF THE MAYOR AND BOARD OF
ALDERMEN OF THE CITY OF CROWLEY, ACADIA
PARISH, LOUISIANA, AUTHORIZING A PURCHASE
AGREEMENT WITH O'NEAL THEATERS, INC. FOR THE

PURCHASE OF A 2.48 ACRE TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 9 SOUTH, RANGE 1 EAST, ACADIA PARISH, LOUISIANA AT A PRICE NOT TO EXCEED THE APPRAISED VALUE THEREOF, CONDITIONED UPON A COOPERATIVE ENDEAVOR AGREEMENT WITH O'NEAL THEATERS, INC. FOR ECONOMIC DEVELOPMENT TO CONSTRUCT A STATE-OF-THE-ART THEATER FACILITY WITH ASSISTANCE OF LOCAL AND STATE INCENTIVES AND IMPROVEMENTS TO INFRASTRUCTURE BY THE CITY OF CROWLEY, AND TO AUTHORIZE PARTICIPATION OF OTHER PUBLIC BODIES, INCLUDING THE ACADIA PARISH POLICE JURY, THROUGH COOPERATIVE ENDEAVOR AGREEMENTS; AND TO PROVIDE FOR ALL MATTERS RELATIVE THERETO.

WHEREAS, O'Neal Theaters, Inc. has stated its intent to construct a new state-of-the-art ten-screen, stadium seating theater facility at an estimated construction cost of \$4.2 million, excluding site work, landscaping, furniture, fixtures and equipment; and

WHEREAS, O'Neal Theaters, Inc. has represented that the new facility would employ 20 employees and would generate gross revenue of approximately \$2.5 million to \$3 million annually; and

WHEREAS, the estimated sales of a new facility would generate approximately \$62,500.00 annual sales tax revenue for the City of Crowley and a total additional sales taxes for city, parish and School Board of approximately \$137,500.00 based on \$2.5 million in gross sales; and

WHEREAS, based on the estimated cost of construction and the land cost, an assessed value of approximately \$890,000.00 would generate annual property taxes of \$23,900.00 for the city, excluding taxes on the assessments for furniture, fixtures and equipment; and

WHEREAS, O'Neal Theaters, Inc. has requested assistance and incentives to construct the new facility and requested the current building and the 2.48 acres be purchased as a condition for locating the new facility in or near the city; and

WHEREAS, O'Neal Theaters, Inc. has identified and intends to purchase a 6.27 acre tract adjacent to the corporate limits of the City of Crowley; and

WHEREAS, in order to encourage the development and to assist and induce O'Neal Theaters, Inc. in the acquisition and construction of the new facility for the purpose of economic development and the creation of new jobs, the City of Crowley has stated its intent to negotiate an agreement to purchase the property offering additional economic incentives, including extending the wastewater collection system, road and street improvements, providing guidance and assistance in application and request to the Department of Commerce, the Department of Revenue and any other agency in the State of Louisiana to qualify for programs related to economic development and to solicit assistance from other local public bodies in the form of Cooperative Endeavor Agreements, to assist in the development of the property to be acquired by O'Neal Theaters, Inc; and

WHEREAS, O'Neal Theaters, Inc. has expressed its intent to develop the remainder of the property for commercial parcels through sales to restaurants and other theater-friendly retail outlets or engage a private development company for same; and

WHEREAS, the Acadia Parish Police Jury has expressed interest and offered a partnership with the City of Crowley through a Cooperative Endeavor Agreement to assist in the development of this project;

NOW THEREFORE BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Crowley, Acadia Parish, Louisiana, in special session duly convened that they do

hereby authorize, empower and direct the Honorable Greg A. Jones, Mayor of the City of Crowley, to negotiate and execute a Purchase Agreement with O'Neal Theaters, Inc. for the purchase of a 2.48 acre tract of land and all improvements situated thereon at a price not to exceed the appraised value thereof, conditioned upon a Cooperative Endeavor Agreement between the parties for economic development to include the acquisition of property and construction of a state-of-the-art theater facility and extension of the wastewater collection system and street and road improvements and to assist in obtaining economic incentives from state agencies, including the Louisiana Department of Commerce and the Department of Revenue; and

IT IS FURTHER RESOLVED that the Honorable Greg A. Jones, Mayor, be and he is hereby authorized to obtain the participation of other public bodies, including the Acadia Parish Police Jury, through Cooperative Endeavor Agreements for a partnership to assist the City in said transaction, however, the Buy/Sell Agreement with O'Neal Theaters, Inc. shall not be conditioned upon such participation; and

BE IT FURTHER RESOLVED that the said Honorable Greg A. Jones, Mayor, is hereby authorized, empowered and directed to execute all necessary documents and to do any and all things necessary to conclude this transaction as may be meet and proper in the premises.

THUS DONE AND ADOPTED in special session duly convened on the 16th day of February, 2007, in Crowley, Acadia Parish, Louisiana.

GREG A. JONES, Mayor

ATTEST:

JUDY L. ISTRE, City Clerk

There being no further business to come before the Council upon motion duly made by Alderman Elliot Doré and seconded by Alderwoman Mary Melancon the meeting was adjourned at 4:20 p.m.

GREG A. JONES, Mayor

ATTEST:

JUDY L. ISTRE, City Clerk

Presented rough draft to Mayor on February 19th, 2007 at 2:00 p.m.

Presented for Mayor's signature on February 19th, 2007 at 2:30 p.m.

Mayor signed & returned to City Clerk on February 21st 2007 at 8:30 a.m.