

RESOLUTION NO. 68 OF 2018

**A RESOLUTION TO SUPPORT THE MAYOR'S AUTHORITY TO EXECUTE A NON-BINDING MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SHREVEPORT AND GATEWAY DEVELOPMENT CONSORTIUM, LLC REGARDING DEVELOPMENT OF CROSS BAYOU POINT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.**

**BY COUNCILMEMBERS:** Willie Bradford and Stephanie Lynch

**WHEREAS**, the City of Shreveport (the City) owns certain land along Cross Bayou, as identified in EXHIBIT 2 (Cross Bayou Ownership Map); and

**WHEREAS**, numerous studies regarding development of Cross Bayou have been performed over multiple city administrations, with each concluding, as does the Shreveport-Caddo 2030 Master Plan, that the development of Cross Bayou would be transformative, and of substantial public benefit; and

**WHEREAS**, in order to facilitate the development of Cross Bayou, the City should continue its due diligence to acquire adjacent properties, as identified in EXHIBIT 1, for the purpose of creating one contiguous tract for potential development; and

**WHEREAS**, Gateway Development Consortium, LLC (GDC) is in the process of preparing a proposal to the City regarding development of a proposed \$1 Billion, 10-year, mixed use development known as "Cross Bayou Point," as more fully detailed in the attached EXHIBIT 1; and

**WHEREAS**, GDC's proposed development will be anchored by a new municipal complex, and also envisions single and multi-family housing units, and a technology based charter school focused on STEM education; and

**WHEREAS**, a non-binding memorandum of understanding (MOU) between the City and GDC is needed to document the general agreement between the parties regarding the proposed development plan, which can be used to develop the details of a development agreement.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Shreveport, Louisiana, in due, legal and regular session convened, that the Shreveport City Council affirms its support of the execution of a non-binding memorandum of understanding between the City of Shreveport and Gateway Development Consortium, LLC regarding development of Cross Bayou Pointe, with the understanding that the following provisions shall be included (but not be limited to) in any non-binding Memorandum of Understanding:

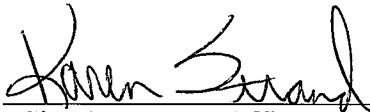
1. Within one (1) year from the date of the executed MOU, GDC shall deliver to the City a commitment from the State of Louisiana to consolidate certain State Offices within the proposed municipal complex.
2. Within one (1) year from the date of the executed MOU, GDC shall deliver to the City a report regarding onsite remediation of the project area designated as a brownfield.
3. Within two (2) years from the date of the executed MOU, GDC shall deliver to the City a commitment for financing of a minimum of 500 housing units.
4. GDC will provide the City detailed cost benefit analyses and pro formas showing return on City investment from assembling the lands shown in EXHIBIT 2 into one contiguous tract.
5. GDC will provide the City detailed cost benefit analyses and pro formas showing return on City investment from donation and/or lease City-owned land as shown in EXHIBIT 2.
6. GDC will provide the City detailed cost benefit analyses and pro formas showing return on investment from the City providing infrastructure as-built plans, engineering data such as GIS, on-going and planned project information, Rights-of-Way (ROW) related to the land development site, streets, drainage, parks, parking, bayou waters, as well as zoning rights for the purpose of erecting buildings and other infrastructure components.

**BE IT FURTHER RESOLVED** that if any provision or item of this Resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this Resolution which can be given effect without the invalid provisions, items or applications and to this end the provisions of this Resolution are hereby declared severable.

**BE IT FURTHER RESOLVED** that all Resolutions, Ordinances or parts thereof in conflict herewith are hereby repealed.

**THUS DONE AND RESOLVED** by the City Council of the City of Shreveport, Louisiana.

**APPROVED AS TO LEGAL FORM:**

  
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City Attorney's Office

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AMENDMENT NO. 1 TO RESOLUTION NO. 68 OF 2018

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RESOLUTION NO. 68 OF 2018

A RESOLUTION TO AUTHORIZE THE EXECUTION OF A NON-BINDING MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SHREVEPORT AND GATEWAY DEVELOPMENT CONSORTIUM, LLC REGARDING DEVELOPMENT OF CROSS BAYOU POINT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

**AMENDMENT BY:**

Councilmember Willie Bradford and Councilmember Stephanie Lynch

**INSTRUCTIONS:**

Delete the Resolution with the above title and substitute the attached Resolution with a different title. Also delete the original Exhibits and Documents attached and substitute the attached "Exhibits 1 and 2".

**EXPLANATION OF THE AMENDMENT:**

1. This amendment replaces the entire Resolution and previous Exhibits.
2. The general subject of the Resolution remains the same but the title will change to read as follows:

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A RESOLUTION TO SUPPORT THE MAYOR'S AUTHORITY TO EXECUTE A NON-BINDING MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SHREVEPORT AND GATEWAY DEVELOPMENT CONSORTIUM, LLC REGARDING DEVELOPMENT OF CROSS BAYOU POINT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

3. The body of the Resolution now contains provisions that shall be included (but not be limited to) in any non-binding Memorandum of Understanding.

**RESOLUTION NO. 68 OF 2018**

**May 8, 2018**

Read by title and as read motion by Councilman Bradford seconded by Councilman Corbin for Introduction. Approved by the following vote: Ayes: Councilmen Willie Bradford, Jeff Everson, Oliver Jenkins, Michael Corbin, James Flurry, and Jerry Bowman, Jr. 6. Nays: 0. Absent: Councilwoman Stephanie Lynch. 1. Out of the Chamber: 0. Abstentions: 0.

**May 22, 2018**

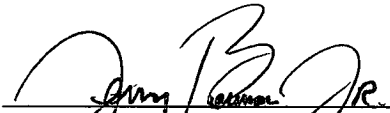
Read by title and as read motion by Councilman Bradford seconded by Councilman Corbin for adoption. The Clerk read the following Amendment No. 1

AMENDMENT BY: Councilmember Willie Bradford and Councilmember Stephanie Lynch

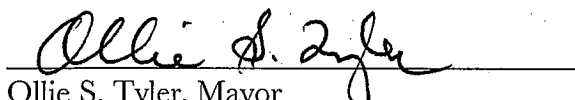
INSTRUCTIONS: Delete the Resolution with the above title and substitute the attached Resolution with a different title. Also delete the original Exhibits and Documents attached and substitute the attached "Exhibits 1 and 2"

Motion by Councilman Bradford seconded by Councilwoman Lynch to adopt Amendment No. 1. Motion approved by the following vote: Ayes: Councilmen Willie Bradford, Jeff Everson, James Flurry, Stephanie Lynch and Jerry Bowman, Jr. 5. Nays: Councilmen Oliver Jenkins and Michael Corbin. 2. Absent: 0. Out of the Chamber: 0. Abstentions: 0.

Motion by Councilman Bradford seconded by Councilwoman Lynch to adopt the resolution as amended. Motion approved by the following vote: Ayes: Councilmen Willie Bradford, James Flurry, Stephanie Lynch and Jerry Bowman, Jr. 4. Nays: Councilmen Jeff Everson, Oliver Jenkins, and Michael Corbin. 3. Absent: 0. Out of the Chamber: 0. Abstentions: 0.

  
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Jerry Bowman, Jr., Chairman

Approved:

  
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Ollie S. Tyler, Mayor

Approved by the City Council     MAY 22 2018    

Approved by the Mayor     MAY 29 2018    

And Effective on     JUN 06 2018    

at 12:01 O'clock A.M."

  
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Arthur G. Thompson, Clerk of Council

# EXHIBIT -1

## Cross Bayou Point Initiative Overview

Gateway Development Consortium (GDC) is proposing to enter into public/private partnership as master developer on a \$1 billion, 10-year development of Cross Bayou and portions of Ledbetter Heights. GDC as Master Developer will do the following.

### PHASE 1

- **Cross Bayou Point Municipal Complex 1000 to 2000 Employees**

Develop new Municipal Complex at Cross Bayou Point and New Pedestrian Plaza - A campus-style, 2 -building complex, both having retail and restaurants on lower floors and administrative offices above.

- **Multi-Family and Single- Family Residential – 5000 New Units**

Develop 5000 units of multi-family, single-family and affordable housing units to be built over the life of the project. Thirty percent of housing will be affordable.

- **Site Remediation**

GDC will assume land and liabilities in the project area designated as a brownfield site and prepare for development.

### PHASE 2

- **New Technology-Focused School – 350 Employees**

Develop a technology-focused school that offers students the unique opportunity to take advantage of the benefits of STEM based education. As increasing amounts of jobs are created within the fields of science, technology, engineering, and math (STEM), the demand for STEM focused learning has also steadily increased.

- **Cross Bayou Point Hard Banking**

We propose to work with the city, state and Red River Waterway Commission to hard bank the South and North Shore of Cross Bayou from the Red River to North Common. It will include a new pedestrian plaza, parks and bike lanes, the renovation of Cross Bayou Bridge and the creation of a Water Activity Center to support kayaking, boating, as well along Cross bayou. This includes new City of Shreveport and Red River Waterway infrastructure investments.

#### **Community Benefits**

- We propose to set a fifty percent (50%) MWBE and local goal on all contracts.
- We propose to engage the local construction industry in creating training program for young men with non-violent felonies on their record and provide job opportunities for them on project.

# EXHIBIT -2

## Ownership Cross Bayou Area

