Notes of the Ad Hoc Committee on the TIF

Southside Economic Development District of Monroe

Date: October 29, 2026

Location: Miller Funeral Home Conference Room, 2932 Renwick Street

Chairman: Roosevelt Wright, Jr.

Call to Order and Attendance

Chairman Roosevelt Wright, Jr. called the meeting to order. The roll call recorded Mr. Wright, Mr. Karl Dhaliwal, and Rev. Michael Douglas as present, establishing a quorum. Other attendees included Vicki Lang (ex officio), Rev. T.J. Stevenson, Anna Reed, Rev. Cliff Thomas, and Rod Williams.

Rev. Douglas led the invocation.

Chairman Wright explained that the committee was convened to identify and recommend infrastructure projects for potential Tax Increment Financing (TIF) support through the Southside Economic Development District (SEDD).

He noted that the SEDD Plan includes 47 approved projects intended to be implemented over approximately 25 years. The committee discussed using infrastructure improvements to encourage investment and support neighborhood revitalization in South Monroe.

Funding Discussion

The committee discussed potential funding through a city TIF, state capital outlay, and other sources. A sales tax was discussed as a possible long-term tool, with no plans to pursue one in the immediate future.

Chairman Wright described a proposed request for a $37 million TIF allocation, intended to yield approximately $30 million in usable funds after debt service and interest costs. Members discussed the need to seek additional matching funds, including possible city bond funding or state capital-outlay support.

Members also discussed concerns about restrictive terms in a previous TIF proposal. Chairman Wright stated that the committee would review any future proposal and seek revisions to unacceptable conditions before it advanced.

Proposed Projects

The committee reviewed five projects to submit for city TIF consideration:

1. **Louisiana Purchase Garden and Zoo improvements**
   An estimated $9.5 million for fencing or a green-space buffer, improved access, pedestrian walkways, lighting, security, and landscaping.

2. **Renwick Street Business Corridor**
   Infrastructure improvements intended to attract businesses, including wider sidewalks, lighting, debris removal, and work to address blighted or adjudicated properties. The corridor was described as extending from the area near Carroll Junior High across U.S. 165 toward Pile Avenue. $5 million from TIF and $4,935,00 from other sources

3. **Safe Neighborhood Models**
   Improvements in three selected neighborhoods, including ditch work, lighting, removal of blight, and potential underground utilities. The full project was estimated at approximately $21 million, with an initial phase of approximately $6.5 million.

4. **Industrial distribution centers and opportunity zones**
   Infrastructure improvements, such as roads, lighting, and utility work, to support investment in existing opportunity zones, including an area near Texas Avenue. $4 million from TIF.

5. **Multi-purpose community event center**
   A proposed $5 million facility for community events, youth sports, meetings, and rentals. Features discussed included a banquet hall, gymnasium, meeting rooms, and commercial kitchen space for local caterers.

The committee also discussed an entertainment and hospitality district along DeSiard Street. This was identified as a separate project that SEDD would pursue outside the five-project TIF request, using its own funds and seeking professional planning assistance as needed.

Committee Discussion and Action

Members discussed the scope and potential benefits of the proposed projects, including the importance of coordinating with the City's engineering department and avoiding duplication of work already planned by the City.

Mr. Dhaliwal moved to recommend a resolution authorizing the five infrastructure projects for inclusion in the City of Monroe's TIF capital projects list. Rev. Douglas seconded the motion. The motion carried unanimously.

The next steps outlined were: Vicki Lang would place the resolution on the SEDD agenda for approval. After the board approval, President Lang will contact the Mayor to arrange a meeting about the five-project list and the requested TIF. The SEDD board would review any TIF proposal received from the

Mayor and identify terms or funding amounts requiring revision. After City approval, SEDD will pursue bonding and seek state capital-outlay funding for the remaining project costs.

There being no further business, the meeting was adjourned after 51 minutes of deliberation.