ORDINANCE NO. 6680 of 2026

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO CREATE AND ESTABLISH THE LAND BANK AUTHORITY OF THE PARISH OF CADDO, TO AMEND AND RE-ENACT CHAPTER 19 OF THE CODE OF ORDINANCES RELATIVE TO HOUSING & ECONOMIC DEVELOPMENT, TO PROVIDE FOR THE ADMINISTRATION OF THE LAND BANK INCLUDING THE ESTABLISHMENT OF A BOARD OF DIRECTORS, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION 1. PURPOSE AND LEGISLATIVE FINDINGS

WHEREAS, the Parish recognizes the public necessity of addressing blight, abandoned property, adjudicated property, tax-delinquent parcels, and underutilized land, which impair economic growth, reduce tax revenue, and pose risks to public health, safety, and welfare; and

WHEREAS, the Louisiana Legislature enacted the Louisiana State Land Banking Authority Act, La. R.S. 40:599.1 *et seq*., to authorize local governments to create quasi-public, nonprofit land bank authorities to return problem properties to productive use; and

WHEREAS, economically and physically distressed areas exist within the jurisdiction, characterized by vacant and abandoned properties, substandard structures, and other blighting conditions.

WHEREAS, these conditions impose costs on the community, reduce the local tax base, and impair public safety and welfare.

WHEREAS, the creation of a Land Bank Authority will promote economic development, neighborhood revitalization, and more efficient management of tax-delinquent and abandoned property.

WHEREAS, the creation of a Land Bank Authority serves a public purpose and is intended to improve the health, safety, and welfare of the citizens;

WHEREAS, land banks in other states, including Alabama, Connecticut, Georgia, New York, Ohio, Tennessee, and Texas, have demonstrated effective models for strategic property acquisition, tax-sale reform, title clearing, rehabilitation, and community redevelopment;

WHEREAS, these national models show that land banks succeed when they:

(1) operate independently but with public oversight,

(2) hold flexible powers to acquire, manage, and dispose of property,

(3) partner with public, nonprofit, and private entities, and

(4) ensure transparent reporting and accountability;

NOW THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal, and regular session convened, and pursuant to the authority under La. R.S. 40:599.4(A) – (B), that enacts the following:

SECTION 2. CREATION OF THE LAND BANK AUTHORITY

A. Pursuant to La. R.S. 40:599.4(A), the Land Bank Authority of the Parish of Caddo (“Authority”) is hereby created as a quasi-public, nonprofit corporation and an instrumentality of the Parish.

B. The Authority shall be incorporated under the Louisiana Nonprofit Corporation Law, La. R.S. 12:201 et seq., consistent with La. R.S. 40:599.4(E)(2)–(3).

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C. The Authority shall have perpetual duration, unless terminated by ordinance consistent with statutory requirements.

SECTION 3. ARTICLES OF INCORPORATION

The ordinance shall serve as the initial authorization for the filing of articles of incorporation with the Louisiana Secretary of State. The articles shall include:

A. The name of the Authority.

B. The statement that the Authority is formed pursuant to the State Land Banking Authority Act.

C. The address of the Authority's principal office.

D. The names, addresses, and terms of office of the initial members of the Board of Directors (sometimes referred to as "members").

E. The purposes of the Authority, consistent with La. R.S. 40:599.1 et seq.

F. The general powers of the Authority, subject to the limitations of the Act, and other state and local laws, including but not limited to the Open Meetings Law, Public Records Law, and the Code of Governmental Ethics.

SECTION 4. GOVERNANCE STRUCTURE

A. Board of Directors. The Authority shall be governed by a Board of Directors consisting of seven (7) members.

B. Terms. Members shall serve staggered three (3) year terms; the initial appointments shall be for one-, two-, and three-year terms to achieve staggering. Notwithstanding the foregoing, all directors shall continue to serve until their successors are duly appointed and qualified.

C. Vacancies shall be filled for the unexpired term in the manner of original appointment as soon as practicable after the vacancy arises.

D. Qualifications. Members should represent a diversity of expertise, to wit: expertise to include at least five (5) years' experience in members' respective fields, including real estate, finance, law, community development, housing, or neighborhood revitalization.

E. Conflicts of Interest. Board members and Authority staff shall not have any interest in (1) real property the Authority holds or acquires or (2) contracts or proposed contracts for services or materials the Authority provides or uses.

F. To the extent not otherwise regulated by the Louisiana's Code of Ethics, the bylaws shall include a code of ethics for the Authority's board, officers, and employees that complies with Louisiana's Code of Ethics as amended from time to time.

G. The Authority shall:

1. Adopt a code of ethics for the authority's directors, officers, and employees.
2. Establish policies and procedures requiring:
   a) The disclosure of relationships that may create a conflict of interest.
   b) Any member of the board with a direct or indirect interest in a matter before the authority to disclose the member's interest to the board before the board takes any action on the matter.

H. Officers. The Board shall elect annually a Chair, Vice-Chair, Secretary, and Treasurer from among their members.

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I. Removal. Members may be removed for cause, including neglect of duty, malfeasance, or conflict of interest, by a two-thirds vote of the appointing authority.

J. Compensation. Directors shall serve without compensation but may be reimbursed for expenses incurred while performing their duties. Directors are not personally liable for the Authority's bonds or other obligations, nor are they subject to creditors' rights

K. Meetings; Ethics; Public Records

1. The board shall schedule and hold regular meetings and may hold special meetings at the call of the chairperson or a majority of the directors. The board shall keep and record minutes for each meeting. A majority of the board constitutes a quorum, and a majority of those present at any meeting with a quorum may act, except as described below. Directors may not vote by proxy and may request a roll call vote on any action.
2. Under this Section, a majority of all directors is required to:
   a) Adopt, amend, or repeal bylaws;
   b) Hire or fire employees and contractors, unless such authority is delegated by the board to an officer.
   c) Incur debt;
   d) Adopt or amend the Authority's annual budget; and
   e) Sell, lease, encumber, or alienate any real or personal property valued at more than $50,000.
   f) A two-thirds (2/3) majority of all directors is required to dissolve the Authority.
3. As a public body, the board shall comply with Louisiana's Open Meetings Law and Public Records Law. (La. R.S. 42:11 et seq. and (La. R.S. 44:1 et seq. respectively).
4. The Board shall comply with the Code of Governmental Ethics (La. R.S. 42:1101 et seq.).
5. Board members, officers, and employees enjoy immunities provided by La. R.S. 40:599.11 and 40:599.21(J).

SECTION 5. POWERS OF THE AUTHORITY

A. Property Acquisition and Disposition Powers

1. The Authority may:

   a) Acquire real property, rights or interests in real property, directly, or through a person or governmental entity, by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise on terms and conditions and in a manner the Authority considers proper;
   b) Own property in the Authority's name, including adjudicated/tax sale property and property without clear title;
   c) Sell, lease as lessor, transfer, and dispose of the Authority's interest in property;
   d) Procure insurance against loss in connection with the property, assets, or activities the Authority;
   e) Execute deeds, mortgages, contracts, leases, purchases, or other agreements regarding the property of the Authority; and

2. Property purchased, owned, or sold under this section may not be located outside the of the geographic boundary of the local government(s) that created the Authority.
3. The Authority may quiet title or foreclose on a property in which it holds an interest in accordance with law.
4. The Authority may join in a single complaint to quiet title or foreclose on one or more parcels of real property.
5. The Authority shall maintain any property it acquires in accordance with state law and ordinances of the local governing authority in which it is located.

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6. The Authority may enter into an agreement with Parish of Caddo for the acquisition, maintenance, and sale of property.

B. Property Rights

1. With respect to property owned by the Authority, the Authority may:

a) Grant or acquire a license, an easement, or an option;
b) Set, charge, and collect rents, fees, and charges for use of the property.
c) Pay taxes or special assessments due;
d) Take any action, provide any notice, or institute any proceeding required to clear or quiet title in order to establish ownership by and vest title to property in the Authority;
e) Abate violations of the Parish of Caddo and State building, fire, health, and related codes; and

2. Hold, manage, maintain, operate, repair, lease as lessor, secure, prevent the waste or deterioration of, or demolish the property and take all other actions necessary to preserve the value of the property.

3. The Authority shall be made a party to, and shall defend any action or proceeding concerning, claims against property held by the Authority.

C. Funding Sources

1. To the extent permitted under state law, the Land Bank Authority of the Parish of Caddo is authorized to solicit and receive funding from the following sources:

a) Gifts, grants, and loans from the Parish of Caddo, state, federal, public and private sources;
b) Insurance proceeds;
c) Investment income; and
d) Any other assets or activities; and consideration for personal or real property conveyed or developed.

2. The Authority may:

a) Impose rates, rents, fees, and charges related to a project and for the services related to a project; and
b) Enter into contracts and execute agreements and instruments necessary or convenient to exercise its authority under this Section.
c) The rates, rents, fees, and charges established by the Authority under this Section shall be imposed and adjusted so that the aggregate amount of the rates, rents, fees, and charges from the project, when added to other available money, is sufficient to:

i. Pay for the expenses of the project;
ii. Pay the principal of and the interest on the bonds that the Authority issued for the project as they become due and payable; and
iii. Create and maintain reserves required or provided for in a trust agreement.

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D. Board Staffing

The Board may:

1. Employ staff, agents, and consultants.
2. Hire an executive director, legal counsel, and other staff it deems qualified;
3. Contract with one or more departments or agencies to staff the Authority.
4. Organize and reorganize the Authority's executive, administrative, clerical, and other responsibilities.
5. Specify the duties, powers and compensation of its employees, agents and consultants.
6. To prepare and publish an annual inventory and report of activities.

SECTION 6. ADMINISTRATION AND ACCOUNTABILITY OF THE AUTHORITY

A. The Authority shall adopt bylaws both consistent with this ordinance and state law and that establish, among other things, attendance and meeting participation provisions. Additionally, the bylaws may authorize a majority of the board's total membership to vote to remove directors for failing to comply with the bylaws. Any such vacancy is effective at the start of the month following the vote and must be filled according to Subsection (a) above. Directors shall serve without compensation but may be reimbursed for expenses incurred while performing their duties. Directors are not personally liable for the Authority's bonds or other obligations, nor are they subject to creditors' rights.

B. The Authority shall establish policies for conflicts of interest, ethical compliance, and financial transparency.

C. The Authority shall file an annual report with the creating and appointing governing authorities by March 31 of each year, including:

1. A detailed summary of property acquired, held, and disposed of.
2. Financial statements audited in accordance with the Louisiana Audit Law.
3. A statement of goals and performance measures.
4. A list of litigation in which the Authority is involved that includes a description of the nature of the litigation.
5. Copies of the minutes and notices for each meeting held by the Authority.

D. Annual audits shall be performed under La. R.S. 24:513, subject to the Louisiana Legislative Auditor.

SECTION 7. RELATIONSHIP WITH LOCAL GOVERNMENT

A. The Authority shall execute a memorandum of understanding with the Parish of Caddo to facilitate funding of the Authority.

B. The Authority shall comply with all applicable zoning, land use, and building codes of the Parish of Caddo.

C. The Parish of Caddo may contribute in-kind services, including but not limited to accounting, human resources, legal services, to the Authority.

D. Upon dissolution, all assets, liabilities, and obligations of the Authority shall be transferred to the Parish of Caddo.

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SECTION 8. DISSOLUTION OF THE AUTHORITY

A. The governing authority reserves the right to amend or dissolve the Authority, consistent with La. R.S. 40:599.4(G).

B. To dissolve the Authority, the board may, subject to the approval of the governing authority, adopt a resolution to do so.

C. At least sixty (60) days before considering such a resolution, the board must:

1. Publish notice of its intent to dissolve in the official journal of the parish, and if one exists, on the website of the Authority and Caddo Parish Commission;
2. Provide written notice to the creating governing authority and if there is one, the President; and
3. Send notice by certified mail and by email, if possible, to the trustees of any outstanding bonds.

D. Two-thirds (2/3) of the board's full membership must approve the resolution, which takes effect sixty (60) days after its adoption.

E. Upon liquidation, dissolution, or winding up of the Authority, after paying or making provision for all the Authority's liabilities, all remaining assets of the Authority shall be distributed, transferred, conveyed, delivered, and paid to Parish of Caddo, notwithstanding any provision to the contrary in the bylaws.

F. No member, director, or officer of the authority, nor any private person, entity, or individual, shall be entitled to share in any of the corporate assets of the Authority.

G. Notwithstanding any provision of this Section to the contrary, the Caddo Parish Commission may terminate the Authority pursuant to, and in accordance with law.

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

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

_____
Parish Attorney

_____
Date

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