Wendell Miller
CITY ATTORNEY

Henry Guinn
MAYOR

Chad Crochet
CITY CLERK

PO Box 1249
Jennings, LA 70546

NOTICE OF PUBLIC MEETING

Posted: 11/5/2026 at 4:00pm

Date: 11/10/2026 Time: 5:30pm Jennings City Council Chambers @ 154 N. Main Street, Jennings, LA

AGENDA FOR REGULAR MEETING
November 10, 2026

I. Call to Order

II. The Prayer and Pledge of Allegiance

III. Approve Minutes for the following Meeting

A. Regular Meeting of October 13, 2026

IV. Resolutions - None

V. Ordinances

Introduce:

A. Ordinance No **1836** – an ordinance to authorize the Mayor of the City of Jennings to form and incorporate the Land Bank Authority of the City of Jennings in accordance with the State Land Banking Authority Act, LA. R.S. 40:599.1 et seq

VI. Other Business

A. Reminder of election on December 12, 2026, regarding continuation of street millages

VII. Items to Add to Agenda

VIII. Items on Hold

A. Resolution No. **1827G** – a resolution of condolences to the family of John Baker, former City Councilman, who passed away on January 13, 2026

Adjournment

Chad Crochet, City Clerk
City of Jennings
154 N. Main Street
337-821-5500

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact Chad Crochet at 337-821-5500, describing the assistance that is necessary.

ORDINANCE NO. 1836

AN ORDINANCE TO AUTHORIZE THE MAYOR OF THE CITY OF JENNINGS TO FORM AND INCORPORATE THE LAND BANK AUTHORITY OF THE CITY OF JENNINGS IN ACCORDANCE WITH THE STATE LAND BANKING AUTHORITY ACT, LA. R.S. 40:599.1 ET SEQ.

BE IT ORDAINED by the City Council of the City of Jennings, in regular session duly convened, with a quorum present and voting that:

WHEREAS, by Act No. 443 of the 2025 Regular Legislative Session, the Louisiana State Legislature passed the State Land Banking Authority Act, codified at La. R.S. 40:599.1 et seq.

WHEREAS, the State Land Banking Authority Act authorizes local governments to create and establish land bank authorities as quasi-public nonprofit entities for the purpose of addressing blighted properties within their jurisdictions.

WHEREAS, the creation of a land bank authority for the City of Jennings will promote the economic health of the City.

THEREFORE, BE IT ORDAINED by the City Council of the City of Jennings, in regular session duly convened, with a quorum present and voting, that the Mayor of the City of Jennings is authorized to form and incorporate the Land Bank Authority of the City of Jennings (hereinafter referred to as the "Authority") as a nonprofit corporation under the provisions of State Land Banking Authority Act, codified at La. R.S. 40:599.1 et seq. and the Louisiana Nonprofit Corporation Law codified at La. R.S. 12:201 et seq., for the purpose of exercising all rights, powers, duties and authority that may be lawfully exercised by a land bank authority over properties located within the jurisdiction of the City of Jennings.

BE IT FURTHER ORDAINED that the purposes for which the Authority is formed is to exercise the rights, powers, duties and authority of a land bank authority under the State Land Banking Authority Act (La. R.S. 40:599.1 et seq.).

BE IT FURTHER ORDAINED that, in accordance with La. R.S. 40:599.5, the Board is hereby established for the Authority, to be governed by the following procedures:

I. Establishment of Board

The affairs of the "Authority" shall be governed by a Board of members (the "Board"), which shall exercise all powers of the Authority except as otherwise provided by applicable law or this Ordinance.

II. Composition of Board

The Board shall consist of seven (7) voting board members appointed in accordance with this Article. Each board member shall be a natural person at least eighteen (18) years of age and shall either reside within the City of Jennings or maintain a principal place of business within the City, unless otherwise approved by the City Council upon a finding that the appointment will substantially benefit the Authority.

To the extent reasonably practicable, appointments should reflect experience or expertise in one or more of the following areas:

(a) real estate development or brokerage;

(b) banking or finance;

(c) law;

(d) construction or engineering;

(e) affordable housing or community development;

(f) municipal government or public administration; or

(g) neighborhood or civic organizations.

III. Appointment Procedures

The members of the Board shall be appointed by the Mayor of the City of Jennings.

Vacancies occurring before the expiration of a term shall be filled in the same manner as the original appointment and only for the remainder of the unexpired term.

A board member whose term has expired shall continue to serve until a successor has been appointed and qualified unless removed pursuant to this Ordinance.

IV. Terms of Office

Board members shall serve staggered four-year terms.

The initial appointments shall be made as follows:

a) Two (2) board members shall serve an initial term of one (1) year;

b) Two (2) board members shall serve an initial term of two (2) years;

c) Two (2) board members shall serve an initial term of three (3) years; and

d) One (1) board member shall serve an initial term of four (4) years.

Thereafter, all appointments shall be for four-year terms.

Board members may be reappointed without limitation unless otherwise prohibited by law.

V. Powers of the Board

The Board shall possess all powers granted to the Authority by Louisiana law, including, without limitation, the powers conferred by La. R.S. 40:599.1 et seq., and shall be responsible for the general management, supervision, and control of the Authority.

Without limiting the foregoing, the Board shall have authority to:

(a) adopt, amend, and repeal bylaws governing the Authority;

(b) establish policies and procedures for the acquisition, management, maintenance, leasing, rehabilitation, demolition, development, disposition, and financing of property;

(c) acquire, hold, lease, convey, exchange, encumber, or otherwise dispose of property in accordance with applicable law;

(d) approve contracts, cooperative endeavor agreements, grants, loans, and other agreements;

(e) employ or contract with an executive board member, legal counsel,

consultants, accountants, property managers, engineers, appraisers, and other professionals;

(f) adopt annual budgets and approve expenditures;

(g) accept gifts, grants, donations, and other public or private funding;

(h) establish committees and delegate administrative responsibilities consistent with law;

(i) sue and be sued in the name of the Authority;

(j) adopt policies governing ethics, conflicts of interest, procurement, record retention, and internal controls;

(k) in the name of the Authority, create, own, control, or be a member of a corporation, limited liability company, partnership, or other person, whether operated for profit or not for profit, for the purposes of development property in order to maximize marketability, pursuant to La. R.S. 40:599.6(B)(14); and

(l) exercise any additional authority authorized by the State Land Banking Authority Act (La. R.S. 40:599.1 et seq.), other applicable Louisiana or federal law, or reasonably necessary to accomplish the purposes of the Authority.

VI. Removal of Board Members

A board member may be removed by the Mayor, for any of the following causes:

(a) neglect of official duties;

(b) misconduct in office;

(c) malfeasance or gross misconduct;

(d) conviction of a felony or other offense involving fraud, dishonesty, or moral turpitude;

(e) violation of the Louisiana Code of Governmental Ethics;

(f) failure to maintain qualifications required for appointment;

(g) failure to attend three (3) consecutive regular meetings of the Board without good cause as determined by the Board; or

(h) conduct materially detrimental to the interests of the Authority.

Nothing herein shall be construed to limit the ability of a board member to resign at any time by written notice.

VII. Election of Chair and Vice Chair

At the first regular meeting following the beginning of each calendar year, the Board shall elect from among its members a Chair and a Vice Chair. The Chair and Vice Chair shall serve a one-year term and may be reelected. The Chair shall preside at meetings of the Board, execute documents authorized by the Board, and perform such other duties as may be prescribed by law or the bylaws. In the absence or inability of the Chair, the Vice Chair shall perform the duties of the Chair.

VIII. Meetings

The Board shall meet at least quarterly and may hold additional regular or special meetings as provided in its bylaws.

All meetings shall be conducted in accordance with the Louisiana Open Meetings Law.

IX. Quorum and Voting

A majority of the appointed board members shall constitute a quorum for the transaction of business.

Unless otherwise required by law or this Ordinance, action of the Board shall require the affirmative vote of a majority of the board members present at a meeting at which a quorum exists.

X. Compensation

Board members shall serve without compensation but may be reimbursed for reasonable and necessary expenses incurred in the performance of their official duties, subject to available appropriations and applicable law.

BE IT FURTHER ORDAINED that the address of the principal office of the Land Bank Authority of the City of Jennings shall be: 154 N. Main St., Jennings, LA 70546.

BE IT FURTHER ORDAINED that the Authority shall have the powers specified by the State Land Banking Authority Act (La. R.S. 40:599.1 et seq.), including without limitation the powers specified in La. R.S. 40:599.6(B)(1)-(19). Pursuant to the State Land Banking Authority Act, the Authority may:

(1) Adopt, amend, and repeal bylaws for the conduct of business of the Authority.

(2) Sue and be sued.

(3) Maintain an office at a place the Authority designates.

(4) Borrow money.

(5) Issue bonds and other obligations for any corporate purpose in accordance with the State Land Banking Authority Act or an ordinance adopted under the State Land Banking Authority Act.

(6) Invest money of the Authority in instruments, obligations, securities, or property.

(7) Enter into contracts and execute the instruments or agreements necessary or convenient to carry out the State Land Banking Authority Act or an ordinance adopted under the State Land Banking Authority Act to accomplish the purposes of the Authority.

(8) Solicit and accept gifts, grants, loans, or other assistance in any form from any public or private source, subject to the State Land Banking Authority Act or any ordinance adopted thereunder.

(9) Participate in a program of the federal government, the state, a political subdivision of the state, or an intergovernmental entity created under state law.

(10) Contract for goods and services.

(11) Study, develop, and prepare reports or plans to assist in the Authority's

exercise of powers and to monitor and evaluate the Authority's progress.

(12) Contract with public or private entities for services necessary to manage and operate the Authority.

(13) Provide acquisition, management, and sale services to a local government for property owned by the local government.

(14) Create, own, control, or be a member of a corporation, limited liability company, partnership, or other person, whether operated for profit or not for profit, for the purposes of development property in order to maximize marketability.

(15) Exercise a power usually possessed by a private corporation in performing similar functions, unless to do so would conflict with state law.

(16) Insure against losses in connection with the real property, assets, or activity of the Authority.

(17) Design, develop, construct, demolish, rehabilitate, renovate, relocate, and otherwise improve real property or interest in real property.

(18) Raise revenue by a legal means required to make the operations and activities of the Authority self-sustaining.

(19) Do all things necessary or convenient to carry out the powers expressly granted by this Ordinance and or the State Land Banking Authority Act.

BE IT FURTHER ORDAINED that the Mayor of the City of Jennings is authorized to execute and file the Articles of Incorporation of the Authority in accordance with the provisions of the Nonprofit Corporation Law, La. R.S. 12:201 et seq., and pay applicable filing fees in accordance with La. R.S. 49:222, to the Secretary of State.

YEAS:
NAYS:
ABSTAINED:
ABSENT:

INTRODUCED:
ADOPTED:

ATTEST:

_____
Chad Crochet, City Clerk
City of Jennings

_____
Stephen VanHook, President
Jennings City Council

_____
Henry Guinn,
Mayor