

The following ordinance, which was previously introduced in written form at a regular meeting of the New Iberia City Council on July 21, 2026, a summary thereof having been published in the official journal, together with a notice of public hearing which was held on August 4, 2026, in accordance with said public notice, was brought up for final passage on motion of David Merrill and seconded by Brooke Marcotte.

ORDINANCE NO. 2026-21

AN ORDINANCE CREATING DEVELOPMENT COMPLIANCE REQUIREMENTS FOR RECIPIENTS OF ECONOMIC DEVELOPMENT DISTRICT ASSISTANCE; ESTABLISHING ELIGIBILITY REQUIREMENTS FOR ECONOMIC DEVELOPMENT DISTRICT ASSISTANCE; AND PROVIDING FOR DESIGN STANDARDS, FAÇADE IMPROVEMENTS, PARKING LOT STANDARDS, PROPERTY MAINTENANCE, DEVELOPMENT AGREEMENTS, ENFORCEMENT, AND RELATED MATTERS

BE IT ORDAINED by the New Iberia City Council that the City of New Iberia Code of Ordinances is amended, as follows:

SECTION 1. PURPOSE

The purpose of this Ordinance is to promote economic development, eliminate conditions of deterioration and blight, encourage private investment, improve property values, enhance the visual appearance of the District, improve pedestrian access, strengthen commercial activity, and ensure that public funds are invested in projects that advance the long-term development goals of the economic development districts created by the City Council (each, an "EDD").

SECTION 2. APPLICABILITY

This Ordinance shall apply to all property owners, developers, and applicants seeking financial assistance from an EDD.

No applicant shall receive EDD funding and/or incentives unless the proposed project complies with the requirements of this Ordinance.

SECTION 3. ADOPTION OF DEVELOPMENT STANDARDS

The City Council hereby adopts the Development Standards included herein (the "Development Standards").

SECTION 3A. FAÇADE IMPROVEMENT STANDARDS

Projects receiving EDD assistance shall comply with the following minimum standards:

- A. Exterior building facades visible from public streets shall be maintained in good repair.
- B. Damaged, deteriorated, boarded, or unfinished exterior surfaces shall be repaired or replaced.
- C. Building entrances shall be clearly visible and oriented toward public streets whenever reasonably feasible.
- D. New storefront improvements shall promote transparency and visibility between the building interior and the public sidewalk.
- E. Exterior mechanical equipment visible from public rights-of-way shall be screened.
- F. Exterior improvements shall utilize durable, commercially appropriate materials.
- G. Historic structures shall comply with all applicable historic preservation requirements.

SECTION 3B. PARKING LOT REQUIREMENTS (Only applicable to new developments)

Parking facilities associated with projects receiving EDD assistance shall comply with the following standards:

- A. Parking lots fronting public streets shall include landscaping.
- B. Parking lots shall be maintained free of potholes, significant pavement deterioration, and drainage deficiencies.
- C. Pedestrian pathways shall be provided from parking areas to principal building entrances.
- D. Lighting shall be designed to improve safety while minimizing impacts on adjacent properties.
- E. Refuse containers, loading areas, and utility equipment shall be screened from public view.
- F. When existing parking is deemed unsatisfactory, said parking shall be milled and overlaid with a minimum of 2" of asphalt. (Seal coat of parking is not acceptable. This is a maintenance item only.)
- G. New parking lot shall conform to meet all current codes.

SECTION 3C. PEDESTRIAN AND STREETSCAPE STANDARDS

Projects receiving EDD assistance shall support a pedestrian-oriented environment by:

- A. Maintaining safe pedestrian access to building entrances;
- B. Providing sidewalk connections where practical;
- C. Preserving street-facing entrances;
- D. Avoiding site designs that substantially impair pedestrian circulation.

SECTION 3D. PROPERTY MAINTENANCE REQUIREMENTS

All properties receiving EDD assistance shall maintain in good repair:

- A. Building exteriors;
- B. Sidewalks;
- C. Parking areas;
- D. Landscaping;
- E. Lighting;
- F. Signage; and
- G. Screening improvements.

Failure to maintain improvements funded by the EDD may result in repayment obligations or disqualification from future assistance programs.

SECTION 4. INITIAL APPLICATION FOR EDD ASSISTANCE

To be considered for EDD assistance, an applicant shall submit a letter requesting consideration for EDD assistance to the office of the Mayor.

No application shall be considered for EDD assistance until the applicant shall have submitted to the office of the Mayor, in such detail as may be specified by the office of the Mayor:

- A. Site plans;
- B. Architectural plans, including elevations;
- C. Landscaping plans;
- D. Parking lot improvement plans;
- E. Project cost estimates;
- F. Proposed construction schedules; and
- G. Such other information or documentation as the office of the Mayor may request.

As a condition for consideration of receiving EDD assistance, all projects shall demonstrate compliance with the Development Standards set forth herein.

SECTION 5. DEVELOPMENT AGREEMENTS

For projects receiving assistance, the EDD shall require execution of a Development Agreement between the EDD, the City, and the entity or entities seeking assistance and/or responsible for the operation or financing of the project.

Each Development Agreement shall include, to the extent applicable:

- A. Construction schedules;
- B. Minimum private investment requirements;
- C. Maintenance obligations;
- D. Performance milestones;
- E. Design requirements;
- F. Repayment provisions for noncompliance;
- G. Clawback provisions;
- H. Building rehabilitation standards;
- I. Landscaping and buffering requirements;
- J. Signage and wayfinding standards;
- K. Public infrastructure priorities;
- L. Development project priorities;
- M. Design guidelines adopted by the EDD; and
- N. Such other items as may be determined by the City Council.

In addition to the foregoing, each Development Agreement shall include enforceable economic performance requirements as follows:

a. Minimum Job Creation Requirement

The applicant shall create and maintain full-time equivalent permanent jobs within the EDD within two (2) months following project completion or commencement of operations. This information will be utilized to assess the benefits of said District.

b. Qualified Employer Requirement

Eligible applicants shall include businesses that:

1. Are duly registered and in good standing with the Louisiana Secretary of State;
2. Maintain active operations within the EDD;
3. Demonstrate financial, operational, and managerial capacity to complete the proposed project and fulfill employment commitments; and
4. Execute binding agreements ensuring compliance with job creation and wage requirements.

c. Performance Security and Clawback

The Mayor shall negotiate and the City Council shall approve as part of each Development Agreement provisions for:

1. Repayment or recapture of EDD funds and/or incentives;
2. Suspension or termination of incentives;
3. Adjustment of benefits;
4. Other remedies available at law or equity;

in the event job creation or investment commitments are not met.

SECTION 11. REIMBURSEMENT OF DISTRICT FUNDS

- A. Economic Development District assistance shall be provided on a reimbursement basis unless otherwise specifically authorized by the Board.
- B. Reimbursement requests shall be supported by paid invoices, proof of payment, lien waivers where applicable, and such other documentation as the Board may require.
- C. All reimbursements shall be based upon the actual eligible project costs as verified by audited financial records, an independent audit, or other financial review acceptable to the Board. The Board may require certification by a licensed Certified Public Accountant (CPA) when deemed necessary.
- D. Reimbursement shall not exceed the amount approved by the Board or the actual eligible costs incurred, whichever is less.
- E. The Board reserves the right to withhold or reduce reimbursement for costs determined to be ineligible, unsupported, or inconsistent with the approved Redevelopment Agreement or project scope.

SECTION 12. TRANSFER OF OWNERSHIP

- A. Economic Development District assistance is granted based upon the qualifications, commitments, and redevelopment plans of the approved applicant and shall not automatically transfer to any subsequent owner or successor in interest.
- B. In the event the property, business, or redevelopment project receiving District assistance is sold, conveyed, assigned, or otherwise transferred prior to accomplishment of performance milestones and completion of all minimum improvement required under the Redevelopment Agreement, the new owner shall submit a new application to the Economic Development District Board requesting continuation of District assistance.
- C. Continuation of District assistance shall be subject to approval by the Board after determining that the new owner meets all eligibility requirements and agrees in writing to assume and comply with all applicable Redevelopment Agreement obligations and this Ordinance.
- D. Unless and until the Board approves such continuation, no additional District funds shall be disbursed, and the Board may terminate the existing Redevelopment Agreement or require repayment of previously awarded funds as provided therein.

SECTION 13. REVIEW PROCESS

Applications shall be reviewed by the City Council, acting as the governing authority of the EDD, or its designated review committee.

The City Council shall determine whether the proposed project:

- A. Advances Development Plan objectives;
- B. Enhances economic activity;
- C. Improves property conditions; and
- D. Complies with applicable EDD standards.

SECTION 14. ENFORCEMENT

Failure to comply with this Ordinance or an approved Development Agreement may result in:

- A. Suspension of funding;
- B. Termination of incentive agreements;
- C. Repayment or recapture of EDD funds and/or incentives;
- D. Ineligibility for future District assistance; and
- E. Any other remedy authorized by law.

Section 15: All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed.

Section 16: This Ordinance shall be effective upon signature by the Mayor.

Section 17: If any clause, section or portion of this ordinance shall be declared illegal, null and void or unconstitutional by any court of competent jurisdiction, the remaining clauses, sections and portions shall remain in full force and effect, the provisions of this article or ordinance being severable.

This ordinance having been introduced and placed on the agenda for public hearing, having submitted to a vote, was adopted by the following yea and nay votes:

YEAS: **Brooke Marcotte, Troy Comeaux, Ricky Gonsoulin, David Merrill, and Dan Doerle**

NAYS: None.

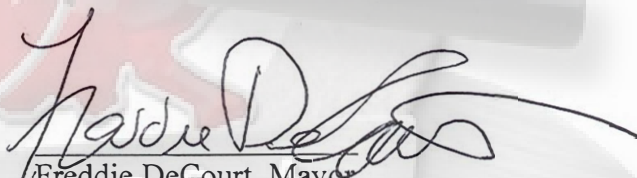
ABSTAIN: None.

ABSENT: **Warren White and Ron Davis**

And this ordinance was declared adopted on this 4th day of August, 2026, and effective upon signature of the Mayor on this 4th day of August, 2026.



Lanie Kerlegon, Clerk
City of New Iberia


Freddie DeCourt, Mayor
City of New Iberia