
Value Capture in Louisiana

LPESA Spring Conference

May 27, 2021



CRPC

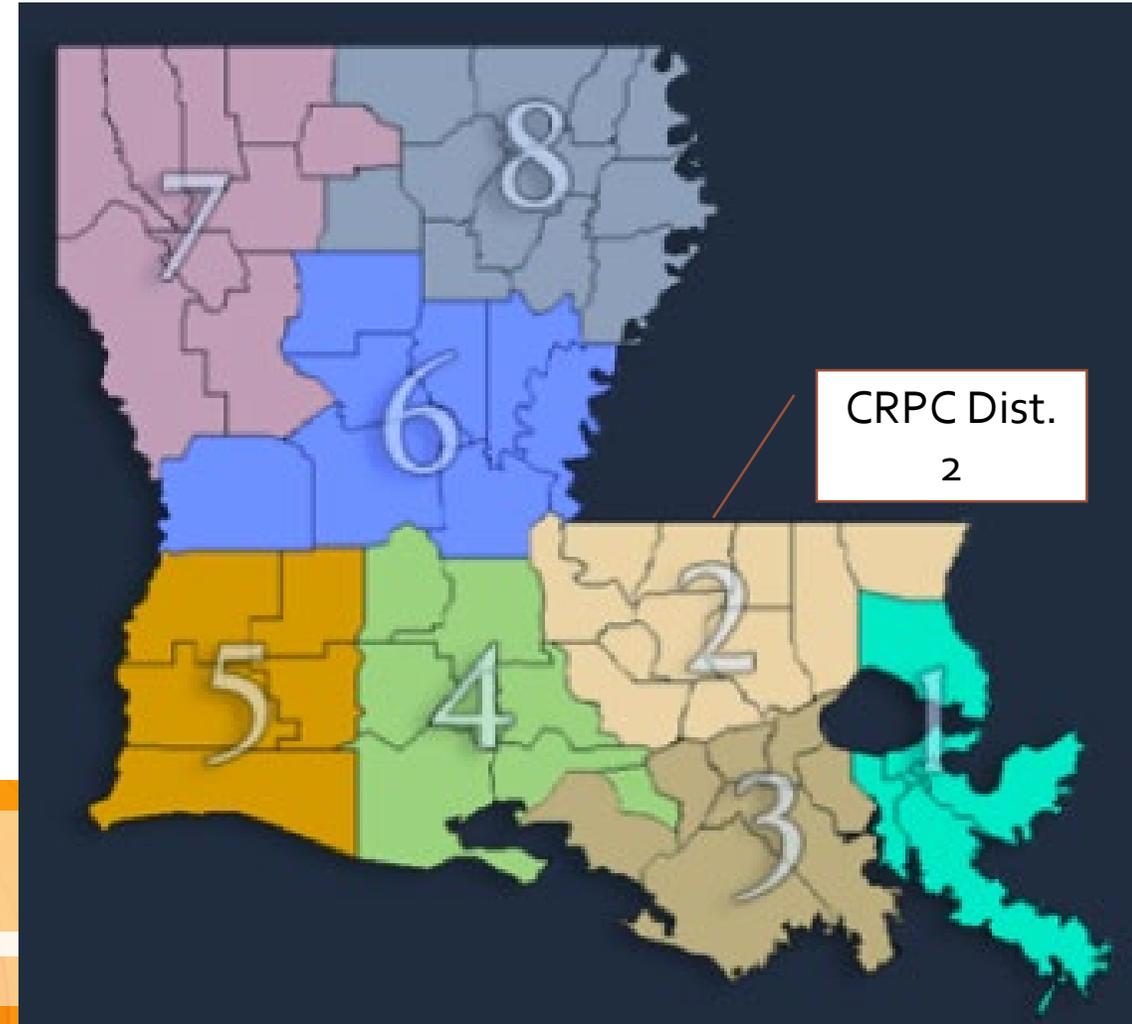
Who is CRPC?

The Capital Region Planning Commission is one of 8 planning and development districts (PDD's) in Louisiana. PDD's are multi-service entities with state-defined boundaries that deliver a variety of federal, state and local programs and offer services such as technical and professional planning services to their regional members.

CRPC also staffs the Baton Rouge Area Metropolitan Planning Organizations (MPO) and Region 7 of the Louisiana Watershed Initiative (LWI).

Districts were founded on the principle that municipalities and parishes working together can accomplish more together than individually.

Local governments working together since 1967
<https://crpcla.org/what-we-do>



Value Capture - LA

What is Value Capture?

A FHWA (EDC-5) innovative initiative to assist local and state agencies in finding alternative ways to fund transportation projects.

Value capture refers to a set of techniques that generally take advantage of increases in property values, economic activity, and growth linked to infrastructure investments to help fund current or future improvements.

Those who benefit from a new transportation investment - including property owners or developers - pay for some of its costs, which results in the funding burden being shared more equitably across the community.

CRPC is working in partnership with LA DOTD, FHWA and Villavaso and Associates to develop a Value Capture tool for Louisiana.

Key Tasks

- ✓ Survey existing value capture initiatives in Louisiana
- ✓ Share value capture best practices through a peer exchange
- ✓ Hold a workshop with interested stakeholders on value capture options
- ✓ Evaluate the legal and legislative framework of value capture in Louisiana
- ✓ Develop Toolkit on implementing local value capture ordinances

Louisiana Infrastructure Funding Landscape

- Appropriation and taxes (Municipal/Local/State/Federal)
- User Fees
- Impact Fees
- Tax Increment Financing (TIF) and Sales Tax Districts
- Development agreements and Negotiated Exactions
- Planned Developments (PUD and TND)
- Public-Private Partnerships

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Key Considerations

- Legal authority – State and Local
- Is there a (Master) Plan?
- Do you have the right Land Use Regulations (zoning, subdivision regulations, etc.)?
- Density vs Infrastructure
- Who pays vs who benefits Public-Private Partnerships
- Maintenance and State of Good Repair

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Presentation Agenda

- Project description
- What is Value Capture
- Transportation Infrastructure Poll

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Are you familiar with the term Value Capture

Yes

100%

No

Are you familiar with the term Value Capture

Yes

100%

No

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Yes

100%

No

Project Goal

to increase awareness and understanding of value capture options in Louisiana, and provide additional revenue tools for transportation infrastructure.

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Project Deliverables

- Louisiana focused Value Capture Toolkit
- Enabling legislation review
- Technical assistance and training on Value Capture tools

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Value Capture is

a set of tools that capitalize on increased revenue from infrastructure investments to help fund future expansion, improvements, and maintenance of the transportation infrastructure system.

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Value Capture Tools

1. Developer Contributions

- Negotiated Exactions
- Development Impact Fees

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*Ascension Parish
Infrastructure
Growth*

Source: https://www.nola.com/news/communities/article_e703745a-2728-52d3-bfd3-965ce7d4a7ec.html

Value Capture Tools

2. Special Taxes & Fees

- Special Assessment Districts
- Business Improvement Districts
- Land Value Taxes
- Sales Tax Districts

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East Baton Rouge Green Light Project



Source: <https://csrsinc.com/projects/green-light-plan-transportation-improvements-program/>

Value Capture Tools

3. Joint Development

- At Grade Joint Development
- Above Grade Joint Development
- Utility Joint Development

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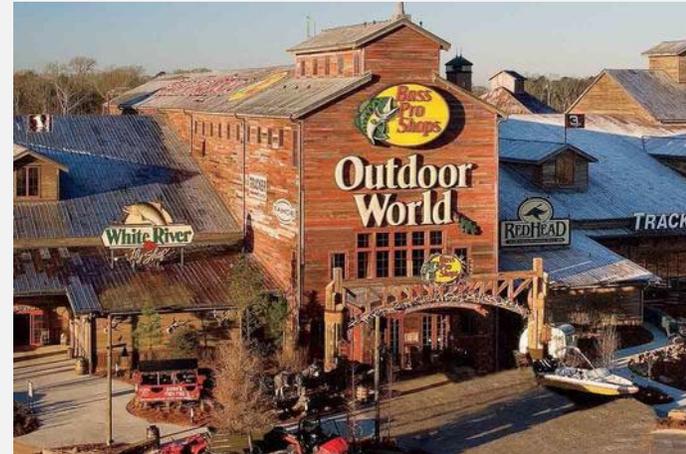


Value Capture Tools

4. Transportation Utility Fee

5. Tax Increment Financing

6. Naming Rights



*Bass Pro Shop
Denham Springs, LA*



*Cabelas
Gonzales, LA*

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Sources: Image 1 -

<https://stores.cabelas.com/us/la/gonzales/2200-w-cabela-s-parkway.html>

Image 2 - <https://stores.basspro.com/us/la/denham-springs/175-bass-pro-blvd.html>

Value Capture Projects in Louisiana, please list project location and type

Value Capture in Louisiana

How can Value Capture be used in Louisiana to assist with transportation infrastructure funding and financing?

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- Environmental Consulting
- Zoning/Planning
- Land Use Law

What roles do you play within transportation infrastructure projects?

Project management

Planning

Design

Fundraising/Financing

Stakeholder engagement

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What types of transportation infrastructure projects is your agency currently involved in?

Infrastructure maintenance/operation

Rebuild/End of useful life

Expansion of existing infrastructure

New projects

Transit enhancements (bus shelters, sign...)

Non-motorized transportation (sidewalks, bike paths...)

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When poll is active, respond at pollev.com/crpc

Text **CRPC** to **22333** once to join

What financing/funding tools do you primarily use for transportation infrastructure projects?

Capital budget/general funds

Specific dedicated revenue (i.e., millage)

State funding

Federal funding

Grants

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Which type of transportation infrastructure project is the most challenging to fund?

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Rebuild/End of useful life

Expansion of existing infrastructure

New projects

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signage...)

Non-motorized transportation
(sidewalks, bike paths...)

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In the past 5 years have you had to put a transportation infrastructure project on hold because of a lack of funding or financing?

Yes

No

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Have you used any of the previously listed Value Capture tools for transportation infrastructure projects?

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If yes, please list which tools

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If you are interested in talking to us more about Value Capture projects you have used or are interested in please submit your name and email address. Thank you!