

OVERALL PROGRAM DESIGN: PLANNING & DEVELOPMENT

2011 Position Statement

Executive Director:

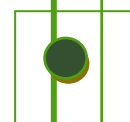
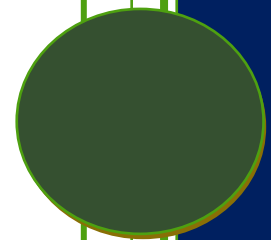
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OVERALL PROGRAM DESIGN: PLANNING & DEVELOPMENT

Message from the Executive Director

All,

In the six years since the Cameron Parish Police Jury instituted a professional Planning and Development office, it is not only an opportune moment to evaluate the current status of our efforts, but to both measure past achievements and successes, and envision where we still need to go to make the Parish a viable and flourishing destination in the coming decades. While planning is the policy determination, economic development is the implementation strategy.

As of today, this office has secured approximately \$105 million out of \$290 million applied for in overall program requests. We have instituted an overall Redevelopment Plan; facilitated the Cheniere Energy PILOT Program; formulated the LLT Lot acquisition and disposition plans; fostered the study, plan and funding for Housing program; directed assets for surface transportation and infrastructure improvements; led efforts in conjunction with the Bush School to recruit restaurants, hotels, grocery stores, fuel depots and other retail enterprises.

While many of these efforts have been with planning in mind, the economic development aspect has focused on two major areas. In order for economic development to perform, we had to do the planning, secure the funding, and put the Parish in a state of readiness. Secondly, we had to market the Parish and create a Parish that was a quality, livable and sustainable community that is worthy of recovery.

Now that we are in a state of readiness, we must use our resources in order to promote the future. The two methods are 1) Nurturing the historical industries of the community, commercial fisheries and oil and gas exploration, and 2) Capitalizing on maritime services, particularly in regards to deep and ultra deep water exploration on both the offshore and onshore sides of the oil and gas exploration industry.

In order to do this, here is what we've done so far: Promotion of Cameron Fisheries with a state-of-the-art facility and plant (\$4M); Promoted the Parish through industry shows and organizations such as the annual Workboat Show, Port Association of Louisiana, LAGCOE, OTC, and other deepwater exploration conferences. We've helped enhance port-related activities, like registering the Port as an "emerging deepwater port" with the State, PAL, Southwest Port Alliance, and American Port Association.

That being said, we are on the cusp of implementing a \$500,000 port feasibility study that will help map the future of our port. We are close to securing multiple site locations with announcements pending. Through a reallocation of residual recovery funds we have earmarked approximately \$6M for port infrastructure, specifically. We are attracting both public and private sources of investment for first-ever port operations activities, including the completion

of a first draft and implementing a master lease agreement aimed at all properties of opportunity throughout Cameron, both landside and waterside.

Although we have Cameron Square, Cheniere and Sempra facilities, attracting new companies like Stone Oil and Moran Towing as good examples of successful target acquisition, our Parish is still threatened on its journey to full recovery. We are still dealing with population loss, economic shifts in industry, difficulty in affordable housing types, and the constant threat of the next natural or man-made disaster. All have a chilling affect on our future growth potential. Recognizing and defining our place in the regional economy will be prominent.

I'd like to thank the staff of the Planning and Development office, along with members of the Police Jury and the West Cameron Port Commission for their sustainability and vigilance in maintaining the Parish on a true track. Through our cooperative relationships and partnering, we have witnessed a very good return on investment.

Sincerely,

Ernest Broussard, AICP/CEcD
Executive Director
Office of Planning and Development

BRIEF HISTORY

Immediately after the ravages of the storm event of 2005 (Hurricane Rita) a select representation of the Cameron Parish leadership began to scour the land side in order to make sense out of the myriad of assistance programs being thrown around. Public assistance under FEMA and its controlling Stafford Act, Louisiana Recovery Authority dollars, Community Development Block Grants, United States Department of Agriculture, and the Louisiana Housing Finance Authority were just a few of the many projects reviewed and evaluated.

CHENIERE ENERGY

Wanting to partner with the Parish and its recovery efforts, Cheniere Energy allocated \$900,000 over a period of 3 years in order to do the advanced planning and community recovery necessary to assist the Parish in its decision making. Consequently, instead of diverting that to outsourced third parties, it was mutually assigned that this money would be better utilized if given directly to Cameron Parish in order to help coordinate state and federal programs, develop the necessary plans, programs and specifications for recovery, develop a business retention and expansion program while structuring a redevelopment program that will have long-term beneficial impact to the community. This includes the following:

- Housing
- Land use
- Economic Development
- Parishwide Surveys and Evaluations
- Transportation
- Infrastructure
- Other community development elements

MISSION

Cameron Parish Planning & Development administers a fully engaged and high-impact agency that is assigned all the necessary due diligence of physical development and post storm disaster recovery. Housing, Transportation, Economic Development, Land Use Administration, Capital Improvements, and overall community development is the general mission, in addition to discretionary assignments from the Police Jury, which could include, but are not limited to, GIS, grantsmanship and technical writing, governmental affairs, recruitment and other functions relative to strategic planning initiatives.

CHALLENGES

1. Hurricane Ike 2008
2. Deepwater Horizon Oil Spill Catastrophe 2010
3. State and Federal economy and financial crisis
4. Fragile Fishing Industry
5. Historical Apathy to Planning/Advanced Study and structured development for Cameron Parish
6. Absence of effective building, elevation and land use codes

7. Apathy of the entire community and its intent to be independent and self sustaining
8. Litigation between the Lake Charles Port and West Cameron Port

SEQUENTIAL GENERATIONAL PROJECTS TO DATE

- **Cheniere PILOT funding Plan ~ \$25 million**
 - Formulated the Cheniere PILOT Program, in which Cheniere committed to provide immediate monetary assistance to 11 parish entities to accelerate long-term recovery activities over a nine year period. The implementation goal of the “PILOT & CEA Program” was to help achieve a sustainable quality of life for Cheniere and their stakeholders in the Parish, in support of Cheniere’s LNG Complex, as well as, Cheniere’s support for the overall Parishwide Recovery Program, with assistance aimed at building facilities, services infrastructure, utility infrastructure, and transportation infrastructure.
 - Participating Taxing Districts are as follows:
 - Cameron Parish Waterworks District No. 10
 - Cameron Parish Fire Protection District No. 10
 - Johnson Bayou Recreation District
 - Gravity Drainage District No. 7
 - Cameron Parish Ambulance District No. 2
- **Completed overall project worksheet matrix report to help track all PW activities**
- **Completed Cameron Square Master Program Report with related Waterfront Development**
 - The Cameron Square Project includes a multi-building Civic Complex and Square extending from the existing Courthouse to the Cameron Loop. The Civic Complex will include the existing Courthouse adapted to house the Parish Court, District Judge, District Attorney’s Office and on the lower level, the driver’s license bureau, registrar of voters and office of veteran affairs. The new buildings to be constructed as part of the Civic Complex includes 1) a building to house the Sheriff and Jail; 2) a building to house the Tax Assessor and District Attorney’s office; and 3) a building to house the Police Jury, Jury Administration, Office of Emergency Planning and the Coroner. Additionally other new facilities within Cameron Square will house the Clerk of Court, Public Health Unit, U. S. Post Office, recreation facilities at the end of Cameron Square on Cameron Loop, as well as economic development facilities to support the fishing industry and offshore industry on Cameron Loop. The Cameron Square Project consisting of multi-phases is estimated at \$45 million.
 - WHY Cameron Square Initiative???
 - This project has the highest recovery and regional development value of any project surmised to date because not only is it imperative to the prosperity and psyche of the local citizenry, but by expanding this project with a generational waterfront

component, in sequenced years it could prove to be a major factor in not only re-gentrification and re-energizing the community but future housing and industrial development recruitment, economic development initiatives, tourism, and general quality of life features.

- **Waterfront/Fisheries Development**
 - As part of the overall Cameron Square concept, a key component of the development profile, which adds to the tourist and cultural enhancement, is its companion waterfront, wharf, pier and infrastructure expansion in order to increase accessibility to the commercial and recreational fisheries, crabbing, shelling, oystering, shrimping, maritime, and wetland sectors.
 - Out of a \$15 million program, awarded \$3,115,000 by the Fisheries Infrastructure Program for the marine fisheries industry, which is crucial to the recovery of the Parish and plays a significant role in the social, civic, political, and economic viability of the Parish.
 - **Cameron Fisheries Project**
 - A cooperative endeavor between the Parish, Cameron Fisheries and the West Cameron Port has been established that allows Cameron Fisheries use of the twin donated ice machines from the storm and we have confirmed an agreement between all parties that will allow the commencement of the Cameron Fisheries project. They will provide for a receiving, processing and distribution outlet along with a public dock for the commercial fishing fleets.
- **Completed Parishwide Redevelopment Plan**
 - The Cameron Parish Redevelopment Plan involves a three phase listing of projects that identifies those immediate and generational endeavors that need to be undertaken in order to ensure long term sustainability and quality communities of Cameron Parish. It is considered an integral component of the Parish's long term recovery initiatives and is consistent with the substantive provisions of the Louisiana Recovery Authority, the Office of Community Development, the Road Home Corporation, HUD's comprehensive planning process and a series of other state and federal criteria that was part of the formulation of the redevelopment plan itself.
- **Completed companion Ordinances for review**
 - Environmental Ordinance
 - Comprehensive Zoning Law and related graphics
 - Subdivision Regulations and Development review
- **West Cameron Port Authority**
 - Mega-site
 - Rapid Response
 - Scoping Outline for Advanced Planning

- Major Potential Competitive Advantage
 - Multi-Phase Development Approach
 - Preliminary Market Assessment Study
 - Multi-purpose Terminal Concept
 - Access Study - Bridgeworks
 - Private Sector Development Partnership
 - \$1.5 mil funding request under the State's Port Priority Program
 - Calcasieu Pass Loop Dredging (FEMA appeal) & Bridgeworks
 - Access to Monkey Island
 - Authorized representative and member of legal team
 - Master Service Agreement
 - Port Feasibility & GIS RFP's (Nov. 2011)
 - Assumption of Maintenance Report (Pending)
 - Deepwater Gulf Initiative
 - Professional Port Engagements:
 - Deepwater Operations Conference
 - Ports Association of Louisiana - Board
 - Offshore Technology Conference
 - Southwest Port Network Alliance
 - The International Workboat Show
 - Louisiana Gulf Coast Oil Exposition
- **Dredging - Cameron Loop & East Fork - \$15M**
 - Beneficial Use
 - Economic Impact
 - The dredging project is expected to retain 80% of the industrial business, revenue, employment, and downstream support services in Cameron in addition to providing a key platform for the proposed shore-based deepwater exploration port. Out of 3,756 total jobs in the Parish, over 70% of direct job creation is attributed to marine or waterfront activities.
- **Holly Beach Sewer Project**
 - Successfully secured \$5.5 million under State Capital Outlay (priority 1 for funding)
 - Final Design-
 - Determine location of treatment facility
 - Establish land use performance standards
 - Identify tie-in to collection system and water discharge
- **Design of the Parish Disposition Plan for Louisiana Land Trust Properties (LLT)**
 - Authored the Parish's official policy statement for the acquisition, reuse, and ultimate disposal of the multiple properties assembled through the Road Home Program Options 2's and 3's.
 - Updated November 2011 - After the Police Jury has determined that there is no need for public use of specific properties, the remaining inventory of properties is to be offered to First Time Homebuyers under the Housing Assistance Program, then any individual willing to

commence construction of a home in the Parish within a 6 month window and that meets the selection criteria as stated in the Plan.

- **Waterworks Franchise Agreement - Lowry**
 - Principal negotiators on behalf of the residents of Lowry and Cameron Parish in order to orchestrate a 3-way split for funding a water and fire service extension for the community of Lowry. The total project is estimated at \$350,000. \$100,000 State Appropriations, \$100,000 Parish appropriations, with the Jeff Davis Water Commission providing the residual.

- **80 acres Plan Layout**
 - Completed a comprehensive land utilization proposal for the use of the properties on the parish owned 80-acre tract located in Grand Lake. This project represents a layered approach that includes public housing, healthcare, educational, and a council on aging facility. The remaining properties are designed to represent a mixed use of multi-purpose housing, recreational and public works activities.

- **Economic Development & Siting**
 - Throughout its tenure, the Office of Planning & Development has become a major player for siting and recruitment for the State regarding fisheries, offshore, oil & gas, and deepwater exploration. We have responded to over 45 RFP's from Louisiana Economic Development. Companies that we have been in contact with either directly or indirectly are as follows:
 1. ENI Petroleum
 2. Stone Oil
 3. O'Rourke Marine
 4. Marine Well Containment
 5. TDC, Inc.
 6. Edison Chouest Offshore
 7. Tidewater
 8. Bollinger Shipyards
 9. Aries Marine
 10. Crosby Tugs
 11. Martin Midstream
 12. Rowan Marine
 13. Gulf Island Fabricators
 14. Maxum Industries
 15. Global Environmental
 16. Resolve Marine
 17. Associated Wholesale Foods
 18. Citgo
 19. Buchanan Ingersoll & Rooney - Fuel blending facility
 20. The Lakeland Group
 21. BHP Billiton
 22. Chevron
 23. Conoco Phillips

- 24. Devon Energy
- 25. Quest Offshore

- **Housing Initiative**

- The Cameron Parish housing program utilizes three CDBG programs, two of which utilizes or follows elements similar to state programs. These two programs are the compensation program and homeowner rehabilitation program. In addition, a 1st time homebuyer program will be created. The Parish allocation of funds between these programs are shown below and are estimates that are refined to meet the parish's housing needs as additional outreach and statistical information on housing needs is determined. The Parish plans to initially focus on creating and launching the compensation and homeowner rehabilitation programs.

▪ Compensation Program	\$ 8,000,000
▪ Homeowner Rehabilitation Program	\$ 1,000,000
▪ 1 st Time Homebuyer Program	\$ 3,000,000
▪ <u>Affordable Rental Housing</u>	<u>\$ 10,600,000</u>
▪ Cameron Housing Allocation	\$24,600,000

- **Individual Road Home Assistance**

- Handled over 100 Road Home applications for individuals having trouble with closure.

- **Long-Term Recovery Projects~\$83 M**

- West Annex
 - Permit issue with DNR has been resolved
 - Plans and specs were submitted to the State (9/21) for DRU review (Hunt Guillot & Associates)
 - Review completed 10/23 requested Randy to go out for bids
 - Property acquisitions were executed 9/18 for both properties
 - Randy has compiled the bid packets and we are ready to go to bid
 - Low Bid currently at \$4,646,000
 - Bid awarded to Priola Construction
 - Construction to begin IMMEDIATELY
 - Under construction

- Road Improvements Project
 - ERR work order initiated April 20th
 - Project approved on May 13th
 - Plans and specs sent to the State on May 28th and were reviewed and approved
 - Construction progress has been made in the western side of the Parish and town of Cameron
 - \$2,000,000 spent on construction
 - Completed

- Sheriff's Office and Correctional Facility
 - Project application approval confirmed
 - July 22nd ERR work order initiated
 - ERR ongoing site visits conducted and are still addressing comments from State and Federal Agencies.
 - NRCS had an issue with the location and delineated it as prime farmland
 - 8 Step ERR has been submitted
 - Design is 60% complete **Plans and specs need to be submitted to the State as soon as design is complete!
 - Anticipated bid letting August 2010
 - Currently under construction

- Loop and East Fork Dredging
 - Pre-Application approved on 8/11 from Pat Forbes OCD as an Infrastructure/Facility Improvement project
 - Application submitted 11/4 with Rita and Gustav/Ike funding totaling \$17,488,970.
 - Have commitment letter from OCPR on beneficial use issue
 - Ann Herring with OCD has reviewed the ERR and provided preliminary approval
 - Police Jury has decided to go with beach disposal
 - Low bids came in at \$12,971,571.75
 - Completed

- Cameron Fisheries
 - Project approval received on July 1st
 - Final negotiated agreements have been completed between the Port and Cameron Fisheries and the landowner and is now being ratified by all parties
 - ERR signed off on by Sonny 10/16
 - Notice to proceed November 19th
 - Appraisal has been completed and review is ongoing
 - Project currently under permit review
 - Anticipated bid letting first quarter of 2012

GUSTAV-IKE RECOVERY

- Housing Proposal
 - First draft submitted 8/19 for review and comment
 - Summit meeting 8/26 at 10am to review modifications
 - Requesting authorization to go out for an RFP Housing consultant
 - RFPs came in high and will amend scope of services and re-bid.
 - RFP submissions due on Nov. 13th for amended scope
 - Project Admin. (Professional Service Delivery-\$1,000,000)
 - Homeowner Rehab, First time Homebuyer, and Compensation applications all have been approved.

- Awaiting HUD comments on First-time homebuyer income adjustment request to increase the percentage of eligible applicants
 - Revised RFQ for single family developers has been approved by Jury and LRA and will be submitted June 8th for advertisement
 - RFPs due 7/8
 - ERRS completed on FTHB and Compensation programs
 - Working with Ann and Richard on clearing Homeowner Rehab program
 - Under Homeowner Assistance program, responsible for study, formulation plan and program set-up.
 - Currently being administered through administration and housing teams
- Ike Roads
 - Requesting authority to advertise for engineer (10/26) and are due Tuesday Dec. 1st
 - Jury has rated responses and selected Lonnie Harper & Associates
 - Contract with the engineer has been signed
 - Final list of roads has been adopted
 - Full application submitted 7/6
 - Completing final punch list items, with completion scheduled before the end of the year
 - Courthouse Renovations
 - Requesting authority to advertise for architect (10/26) and are due Tuesday Dec. 1st
 - Jury has rated responses and selected Randy Goodloe (need to execute a contract with Randy Goodloe)
 - Drafting the full application and triggering the ERR have been approved by the Jury
 - Full application should be submitted in the next couple of weeks (Ernie and Randy Goodloe are meeting over the acquisition issue for the project)
 - Expecting bid solicitation on phase I improvements to go out in January 2012
 - Port Feasibility Study & GIS
 - Full narrative has been finalized and submitted to Richard Minvielle to process on to the State as a full application
 - Agenda item to allow Richard to submit
 - Application submitted to LRA 7/7
 - GIS amended to be part of Port Feasibility Study
 - Bids currently under review
 - Expected reward December 2011, commencement Jan. 2012 and completion 10 months later, October 2012

- Reallocation Plan
 - Residual funds of previous projects reprogrammed and formulated into amended recovery proposals
 - Plan presented to and approved by Jury in November
 - Currently pending approval from OCD

- **Exhaustive list of Cameron Parish Funding Allocations**
 - See attached