



Bringing people and resources together to promote equitable investment, innovative development, and thriving communities across all of East Baton Rouge



Example of Build EBR development partnership at Electric Depot

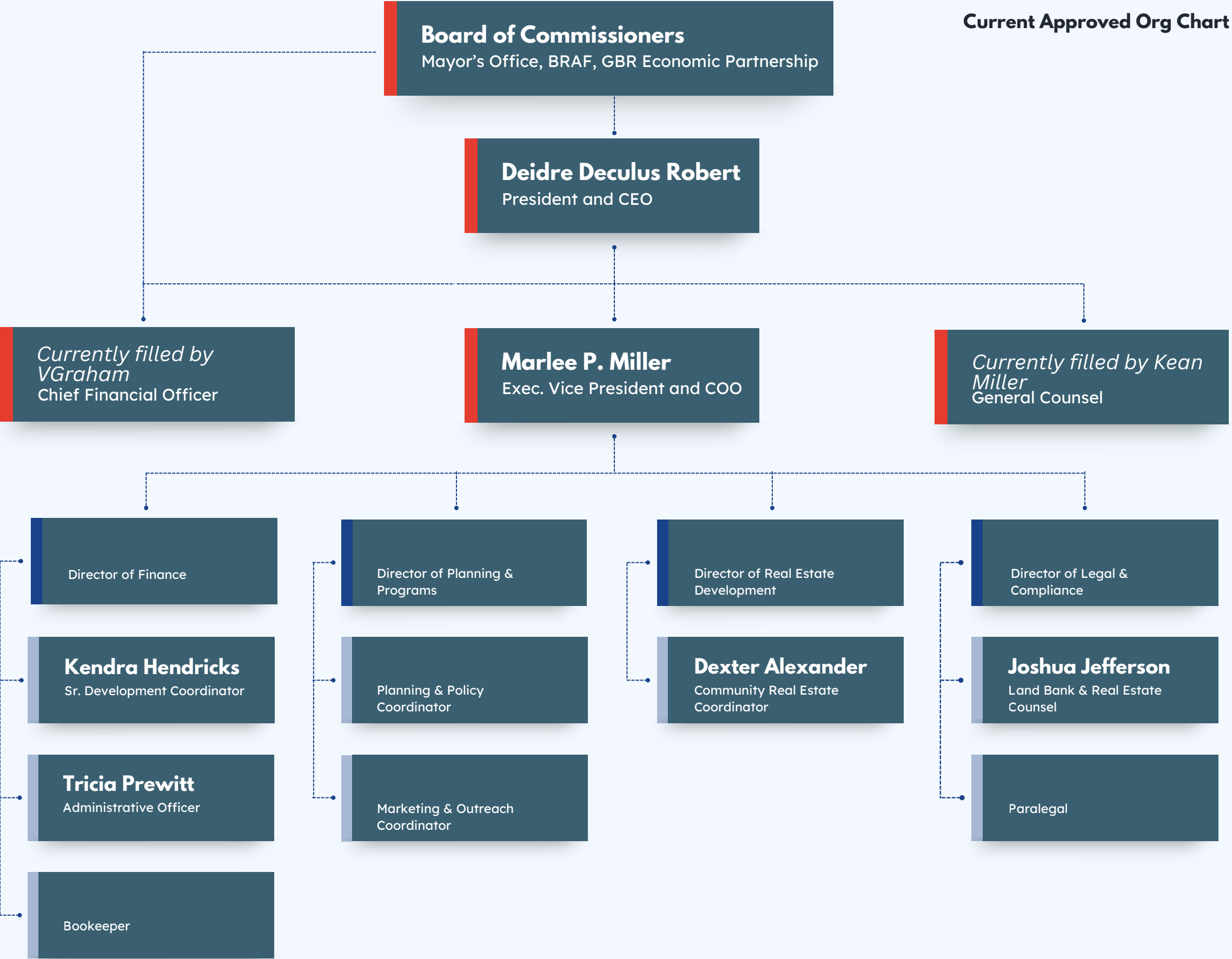
ABOUT BUILD EBR

The EBR Redevelopment Authority was created by state law to tackle blight and catalyze equitable growth. Today, Build EBR has unique legal and financial powers that make us the go-to partner for getting redevelopment work done.

1. Acquiring and redeveloping property
2. Expedited process for clearing title and extinguishing liens
3. Issuing bonds and leveraging tax tools (TIFs, Development Districts, Millages)
4. Partnering across jurisdictions to align investment and accelerate redevelopment



Current Approved Org Chart



BUILDING MOMENTUM - EARLY WINS

1. Development:

- ECO Park Ribbon Cutting on Plank Road with BREC, Republic Services & local leaders (JPMC Grant collaboration)
- Site Planning for Plank/Choctaw and Shada (DRA Grant funded)
- New website www.buildbatonrouge.org/projects

2. State Recognition & Engagement:

- American Planning Association (APA) LA award for the Florida Corridor Plan
- Speaker at LA Brownfields Conference on land banking best practices
- Speaker at Baker Chamber of Commerce
- Speaker at 101 Women in Business Conference
- Speaker at Coalition Conversations by NCBW100
- Speaker at Access to Opportunities by TruFund
- Training providers for LEDA and North Lake Charles Chamber of Commerce
- Hosted first of 5 Estate Planning Legal Clinics in the parish
- Advisory Board Member for St. George Comprehensive Plan

3. Launching 4 new programs to support P3s:

- Clear to Build
- Build a Lot
- Future Sites PILOT
- Front Door Refresh Facade Program



EARLY WINS CONT...

5. Grant Awards:

- \$140,000 DRA grant for site planning at Shada and Plank & Choctaw
- \$80,000 investment for a Title Clearing Pilot from CAFA
- \$150,000 Federal Home Loan Bank of Dallas for Estate Planning Clinics and title clearing services for residents
- \$10,000 LA Cultural, Recreation and Tourism Grant for Zachary mural
- Technical Assistance from the U.S. Economic Development Administration and the New Growth Innovation Network (NGIN) in partnership with BRNEDD
- Technical Assistance from the Center for Community Progress, the national experts on land banking and infill redevelopment



BUILD EBR'S REDEVELOPMENT STRATEGY

Blight Redevelopment Playbook:
A step-by-step strategy guide to turn blight into opportunity.

Condemnation + Redevelopment Swimlane:
Visual roadmap showing how we move properties from blight to reuse.

NAVIGATING THIS PLAYBOOK

Each strategy includes visual designations to help you determine good options for your block, neighborhood, city or parish. The designations indicate typical types of communities to which the strategy may apply and what tools you will need to implement them.

This system helps guide decision-makers, staff, and stakeholders in understanding the appropriate context and scale for implementation.



ICONS THAT TELL YOU WHERE THE PLAY WORKS

SCALE
Indicates the geographic level where the tool is most effective

BLOCK
Works best at the lot or site level

NEIGHBORHOOD
Targets conditions across blocks or corridors

PARISH-WIDE
Scalable for use across the parish

MARKET STRENGTH
Reflects the type of real estate market where the tool is best suited

STRONG MARKET
High land value, low vacancy, high private interest

STABLE MARKET
Mixed indicators, reinvestment possible with support

WEAK MARKET
Low land value, high vacancy, requires subsidy

ICONS THAT TELL YOU HOW THE PLAY WORKS

FINANCING MECHANISM
How the tool generates or uses funds

PUBLIC OR PRIVATE GRANTS
Includes federal, state, local, foundation, or operational funding

PRIVATE CAPITAL OR LENDING
Includes loan funds, bank CRA credits, tax credit investing, and private equity

TAX OR ASSESSMENT
Includes TIFs, Development Districts, revenue bonds, land value taxes, or fee capture

POLICY CHANGE REQUIRED
Indicates the level of public action or reform needed

DISTRICT CREATION OR DESIGNATION
Requires creation of a new financing or legal district or recognition of existing one

CHANGE IN LOCAL POLICY
Requires local approval to adjust taxes, fees, or processes

NEW LEGISLATION
Requires a new state law or enabling legislation

BUILD EBR 2026-2030 STRATEGIC PLAN



1. Establish a Trusted, Transparent, and Capable Redevelopment Authority



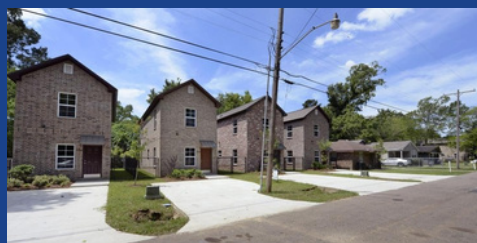
2. Advance Parish-Wide Redevelopment through Strategic Planning and Coordinated Action



3. Build and Protect Capital Readiness and Financial Credibility



4. Clear Title, Stabilize Land, and Prepare Property for Redevelopment



5. Reduce Blight and Advance Transformational Redevelopment

PRIORITY ONE

1. Establish a Trusted, Transparent, and Capable Redevelopment Authority



- ① **Strengthened Governance**, Role Clarity, and Decision Discipline
- ② Improved **Transparency** and Public Understanding of Build EBR's Role
- ③ Organizational Continuity and Operational **Resilience**
- ④ Clear Organizational Boundaries and **Risk Containment**

2. Advance Parish-Wide Redevelopment through Strategic Planning and Coordinated Action



3. Build and Protect Capital Readiness and Financial Credibility



4. Clear Title, Stabilize Land, and Prepare Property for Redevelopment



5. Reduce Blight and Advance Transformational Redevelopment



PRIORITY TWO

2. Advance Parish-Wide Redevelopment through Strategic Planning and Coordinated Action



- 1 Coordinated Redevelopment **Planning** and Sequencing
- 2 Corridor-Based Redevelopment **Alignment**
- 3 Effective **Partner** Convening and Role Alignment
- 4 Equitable and **Implementable** Redevelopment Frameworks

3. Build and Protect Capital Readiness and Financial Credibility



4. Clear Title, Stabilize Land, and Prepare Property for Redevelopment



5. Reduce Blight and Advance Transformational Redevelopment



PRIORITY THREE

3. Build and Protect Capital Readiness and Financial Credibility



- 1 Strengthened Financial Governance and Institutional Credibility
- 2 **Diversified Capital** and Investment Partnerships
- 3 Strategic Capital Deployment and Project Alignment
- 4 Revenue Generation and Long-Term Financial Sustainability

4. Clear Title, Stabilize Land, and Prepare Property for Redevelopment

5. Reduce Blight and Advance Transformational Redevelopment



1. Establish a Trusted, Transparent, and Capable Redevelopment Authority

2. Advance Parish-Wide Redevelopment through Strategic Planning and Coordinated Action



PRIORITY FOUR

4. Clear Title, Stabilize Land, and Prepare Property for Redevelopment



- 1 Strengthen Property Acquisition Pathways
- 2 Establish a Property Prioritization Framework
- 3 Prepare Properties for Redevelopment
- 4 Return Properties to Commerce Through Strategic Disposition
- 5 Scale Land Bank Impact



PRIORITY FIVE

5. Reduce Blight and Advance Transformational Redevelopment



- 1 Establish a Clear Redevelopment Participation Framework
- 2 Advance 1–3 Catalytic Projects from Feasibility to Construction Readiness
- 3 Deploy Flexible Partnership-Based Delivery Models
- 4 Deliberately Sequence Build EBR's Evolution in the Redevelopment Space

1. Establish a Trusted, Transparent, and Capable Redevelopment Authority



2. Advance Parish-Wide Redevelopment through Strategic Planning and Coordinated Action



3. Build and Protect Capital Readiness and Financial Credibility



4. Clear Title, Stabilize Land, and Prepare Property for Redevelopment



PROJECTS CURRENTLY IN PROGRESS

Public Private Partnerships to
redevelop blighted properties



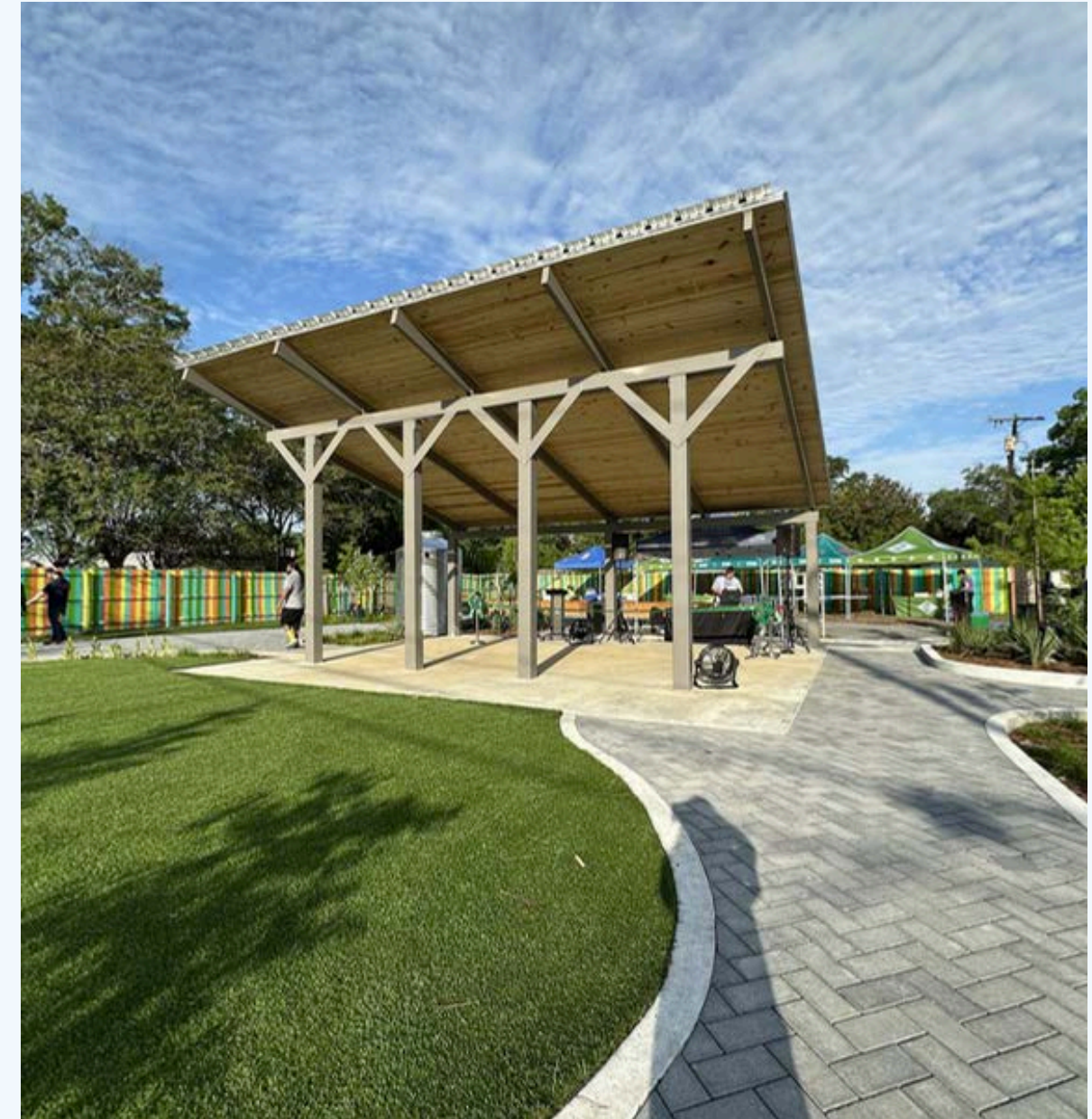
Imagine Plank Rd.



Florida Corridor Master Plan

1 LEVERAGING BUILD EBR'S LAND BANK

- **Launching Clear to Build**, giving Build EBR 3 new ways to acquire vacant and blighted properties and return them to productive use.
 - Community partners can apply to Build EBR for us to use these tools to acquire properties on their behalf.
- **Launching Build a Lot**, making it easier to purchase EBR Land Bank property through a public property map and clear pricing with discounts for housing, economic development, and community projects.
- **Developing the Future Sites PILOT** program to help reduce property tax costs for partners investing in redevelopment projects and support flexible public-private partnerships.
 - This includes advancing Legacy Grove as an early Future Sites PILOT, supporting the development of 16 new homeownership units in a historically disinvested neighborhood.

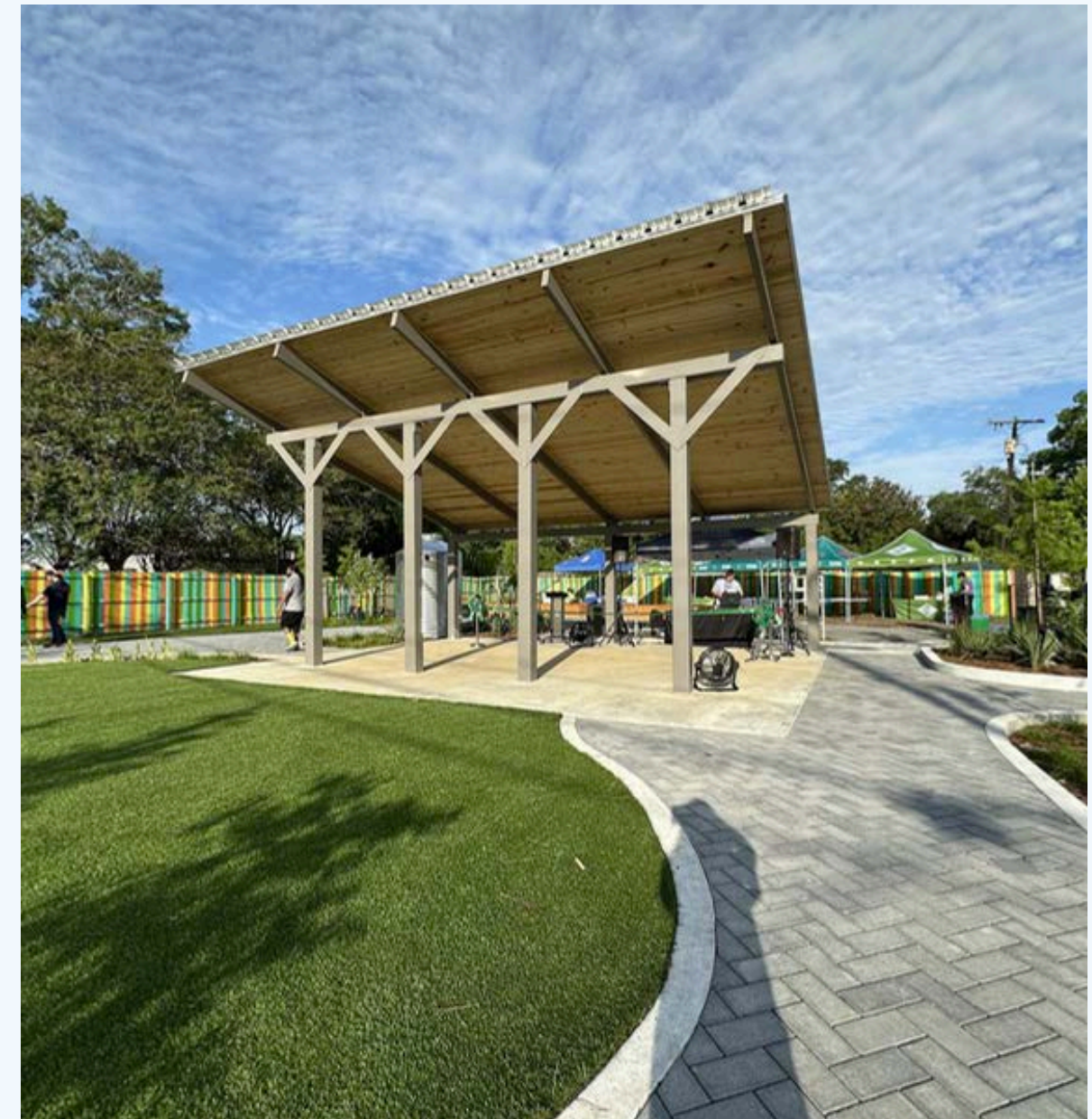


Ribbon cutting of the Erie St. EcoPark, a partnership between BBR, BREC, Republic Services, and JP Morgan Chase, 2025

2 LAND BANK TECHNICAL ASSISTANCE & PLANNING

We're using outside expertise and partnerships to strengthen Build EBR's redevelopment tools and better position projects for future funding and implementation:

- Receiving technical assistance from the New Growth Innovation Network (NGIN) to develop a realistic, **financially viable model for residential infill housing development** in North Baton Rouge and other disinvested areas
- Awarded technical assistance from the **Center for Community Progress** to explore how EPA Brownfields funding can help the EBR Land Bank redevelop blighted and environmentally challenged properties
- Pursuing grant funding with **LSU** to link flood resilience mapping to real-world development decisions, and with the **LA Department of Energy** to advance an Integrated Community Energy Plan for North Baton Rouge



Ribbon cutting of the Erie St. EcoPark, a partnership between BBR, BREC, Republic Services, and JP Morgan Chase, 2025

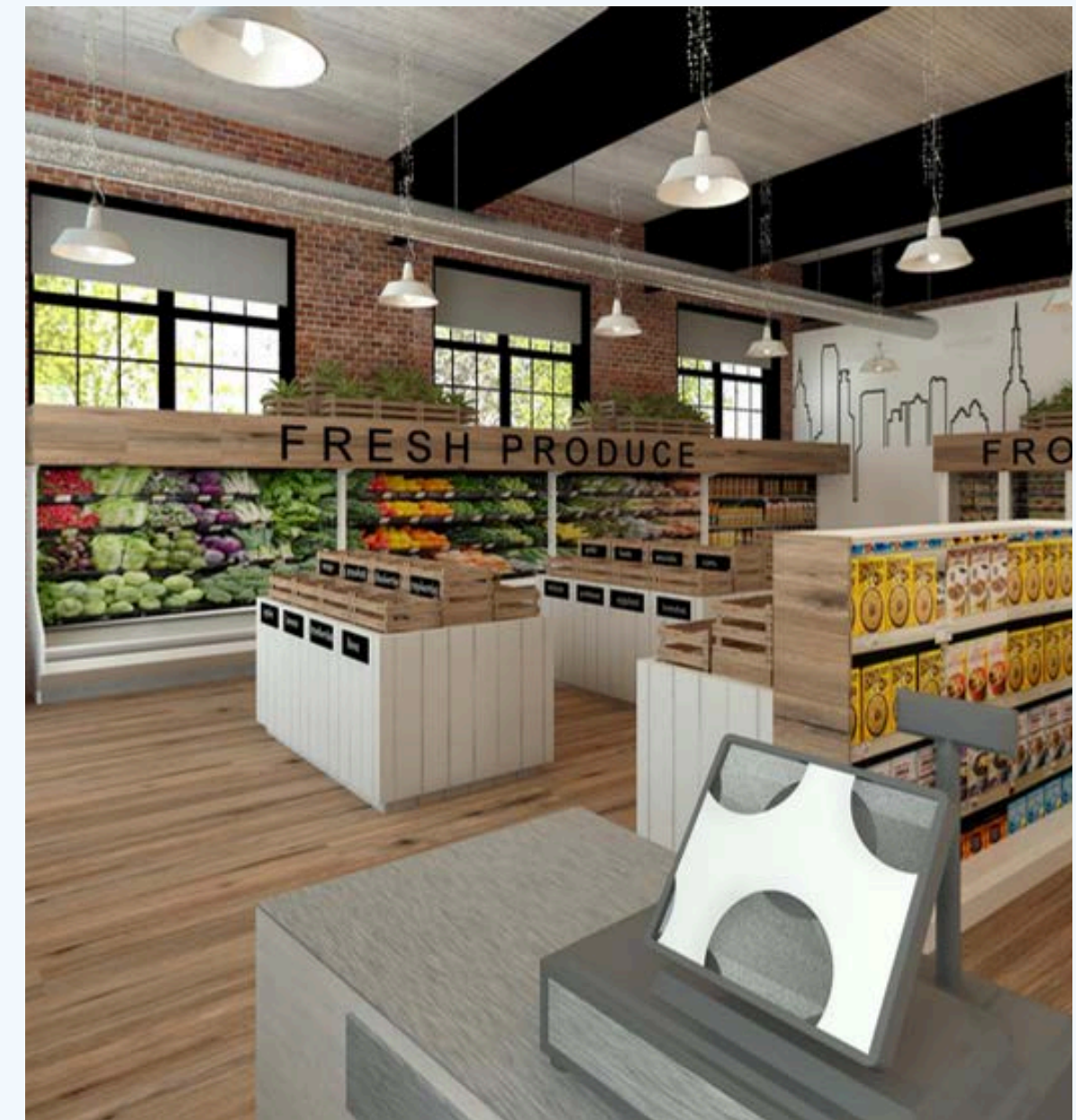
3 CATALYTIC CORRIDORS: PLANK

- **Rolling RFP** for redevelopment along Plank corridor
- **Plank & Choctaw:** Site planning underway (appraisal, EAs, etc.) for redeveloping the 3 acre parcel as a gateway to North Baton Rouge
- Inventorying and clearing title on EBR Land Bank **residential properties** near Plank for future housing development
- Launching **Façade Improvement Program** funded by JP Morgan Chase *Advancing Cites* to support local businesses



4 CATALYTIC CORRIDORS: SCENIC

- **Rolling RFP** for redevelopment along Scenic corridor
- **Shada Site:** Advancing site planning for a mixed-use project that could include fresh food retail, housing, and partnerships with Southern University
- **KFC Site:** Exploring a potential medical hub near Southern University in partnership with adjacent landowners
- Collaborating with Southern University's new **Development District** to align investment and redevelopment priorities along the corridor



5 CATALYTIC CORRIDORS: FLORIDA

- **RFEI** launched with strong responses, including:
 - Potential commercial development in the Mid City node
 - Mixed-use workforce development in the Foster node
 - Affordable housing in the Cortana node
- **Ardendale Site:** In discussions with partners on our 5-acre site to provide family and youth services in partnership with the EBRP Housing Authority's Choice Neighborhoods Initiative
- Continuing support for the **Cortana Corridor Economic Development District**, which is now collecting millage revenue to fund future development activities along the corridor



Florida Corridor Planning Session, 2024

Board of Commissioner Approved Budget for 2026								
	Total			General Fund			Land Bank	
	2025	Approved		2025	Approved		2025	Approved
		2026			2026			2026
		Budget			Budget			Budget
Income								
Indirect Public Support: City-Parish of EBR	720,000	540,000		645,000	465,000		75,000	75,000
Supplemental Public Support: City-Parish of EBR	200,000	200,000		200,000	200,000			
Private Investment Grants	239,596	363,733		239,596	363,733			
Public Investment Grants	4,634	666,003		-	634,503		4,634	31,500
Revenues and Income	315,630	273,731		184,098	163,731		131,532	110,000
Carry-Forward from Reserves		150,000			150,000			
Total Income	1,479,860	2,193,467		1,268,694	1,976,967		211,166	216,500

Key: Green text indicates growth since budget was approved, red indicates reduction, blue indicates other change

Board of Commissioner Approved Budget for 2026								
	Total			General Fund			Land Bank	
	2025	Approved		2025	Approved		2025	Approved
		2026			2026			2026
		Budget			Budget			Budget
Expenses								
Professional Services	326,491	281,667		301,140	211,667		25,351	70,000
Rent and Utilities	60,691	60,612		60,691	60,612		0	0
Computers and Equipment	40,735	67,000		40,573	67,000		162	0
Operations	33,797	36,512		33,797	36,512		0	0
Other Types of Expenses	3,142	1,180		2,962	1,000		180	180
Insurance - Liability, D and O	20,328	20,966		5,961	6,636		14,367	14,330
Salaries & Benefits	585,489	822,500		585,489	822,500		-	-
Program Expenses								
Public Grant Program Expenses	4,634	498,003			466,503		4,634	31,500
Private Grant Program Expenses		64,844			64,844			
67261 M&R - Lawn Maintenance	71,545	75,000					71,545	75,000
Total for 67200 Program Expenses	76,179	637,847		-	531,347		76,179	106,500
Travel, Meetings & Events	7,147	31,500		7,147	31,500		-	-
Total for Expenses	1,286,289	2,157,082		1,170,050	1,966,072		116,239	191,010
2026 Net Income	193,571	36,385		98,644	10,895		94,927	25,490

LOOKING AHEAD



We've launched Build EBR's first post-COVID strategic planning process to help guide our work over the next 5 years. However, we're keeping the momentum going:

1. Closing out **strong annual audits** for both Build EBR and the Cortana Corridor EDD
2. Continuing to build partnerships that help move redevelopment projects forward
3. Launching **four new redevelopment programs** this summer, including the Front Door Refresh façade grant program
4. Advancing **pre-development and NMTC financing efforts for the Shada** redevelopment site
5. Launching the **Greaux EBR Fund** and pursuing 501(c)(3) status to support future projects
6. Working with LHC on a potential **statewide redevelopment task force**
7. Finalizing Build EBR's **2026 Strategic Plan** following Board review and adoption



CLOSING AND NEXT STEPS

Every community has a story and rich history. It's our responsibility to preserve that story and create opportunities for new stories built on that history.

Build EBR is honoring the past and building the future.

