



Executive Branch
Executive Order JMR2016-1

The Administration of the City of Alexandria, Louisiana, finds the following:

WHEREAS, the owner (“Donor”) of the former Weiss and Goldring Building (the “Property”), agreed to donate the Property to the City of Alexandria; and,

WHEREAS, preliminarily, it appears accepting this donation is in the best interest of the City of Alexandria (“City”) based on the public benefit to the R.I.V.E.R. Act and stated urban renewal goals contained in reports compiled by RKG, Lose and Associates, and J-Quadd. These benefits were memorialized by the City Council when it concluded that “a high level of attention was necessary to overcome these problems and is vital to the best interest of the region, and thus a matter of public policy.” Resolutions of the *Alexandria City Council* in February through April of 2009, Resolution Nos. 8561-2009, 8562-2009, and 8594-2009; and,

WHEREAS, Alexandria concluded these aims and goals are advanced materially by the acquisition of the Property in relation to the cost to the City in its Guiding Principles series to the R.I.V.E.R. Act, originally issued September 9, 2015, and adopted by the City Council in Resolution No. 9459-2015 and by Ordinance No. 155-2015, which were designed to ensure public and private development work together, when that benefits and is desired by the public, and to provide opportunities to create a first-class downtown arts, retail, food-and-beverage, residential, and quality-of-life venue in part by leveraging recent investment. On the public side, examples of large infrastructure investment involve the **Downtown Hotels Initiative**, **Downtown Community College Initiative**, and the related acts to coalesce and create the **Riverfront Improvement Venture and Essential Recreation** initiative. More importantly, on the private side, the investments in hotels, retail, restaurants, the arts, and residential uses indicate the emergence of a willingness to invest

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privately in a new vision embracing the revitalization of historic Downtown Alexandria; and,

WHEREAS, on July 19, 2016, the Alexandria Historic Preservation Commission declared the Property in downtown Alexandria to have unique and iconic value; and,

WHEREAS, on July 19, 2016, the Alexandria Historic Preservation Commission declared the water tower atop the former Weiss and Goldring Building (the "Tower") in downtown Alexandria to have unique and iconic value independent of the building; and,

WHEREAS, the Tower and other component parts of the Property are in varying degrees of need for preservation and attention, and thus it may be appropriate that the Tower and building be donated to the City by separate conveyances, in order to allow the City to inspect the Tower and take whatever steps necessary for its security and preservation including its removal from atop the building ("The Tower Project"). The Property also has evident potential environmental impacts in need of assessment before accepting the donation; and,

WHEREAS, this action may require the expenditure of public funds and use of City employees or third parties to work prior to the conveyance of the Property to the City. This action is necessary because of Property deconditioning and the conclusions of the Alexandria Fire Prevention Office in its report dated July 13, 2016; and,

WHEREAS, the City Council and Administration agree that a comprehensive approach is warranted, for public safety purposes. The legal delays mandated by law in finalizing a donation of the Property justify immediate action to secure and preserve the Property. Accordingly, if a binding memorandum of understanding is entered into by the parties setting forth the terms and conditions of the donation, there is sufficient public purpose, interest, and need to address the problems; and,

WHEREAS, the Property has independent iconic value as part of the cityscape and landscape of downtown Alexandria according to experts and

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officials charged with such declaration of such historic value. As a result, preservation of the Tower, Property, and assessment of environmental impacts and risks, together and independently of each other, serve as standalone public purposes, pursuant to law, and with the potential value of the Donor's acts commensurate with the expenditure of limited and circumscribed public funds delineated to avoid enrichment to the Donor or the Property; and,

THEREFORE, IT IS ORDERED THAT:

- 1) The Division of Public Works shall, in order to remove or assist in removing the Tower at the Property or assess the environmental risks at the Property, be authorized to use public assets and services to secure the Property and the future interest of the public in the donation.
- 2) The Division of Public Works may, with all deliberate speed but only after receiving a directive from its Director outlining with clarity the scope of such authority and action, remove or assist in removing the Tower at the Property.
- 3) The Division of Public Works shall circumscribe its actions to the scope of authority granted and ensure it conducts no works or action benefitting the Property with public assistance except as is necessary to carry out its mission to preserve the nature of its anticipated donation of the remaining Property.
- 4) Any action authorized hereunder shall be circumscribed by any further actions or directives from the Alexandria City Council via Alexandria City Council Resolution No. 9571-2016 or ordinance; and that in the event of such legislative action, this Executive Order, No. 2016-1, shall be recalled and abrogated or conformed to meet those legislative acts.
- 5) By affixing his signature hereto the City Attorney affirms that these actions are constitutional and are not violative of La.Const. art. VII, section 14, and other laws or regulations. No action is authorized hereunder until such affirmance.

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- 6) This Executive Order shall contain the attestation of the Alexandria Fire Prevention Chief regarding the emergent nature of the actions contemplated hereunder and the concomitant public purpose of the actions; and that, in the absence of such an attestation, the Executive Order shall be without effect.

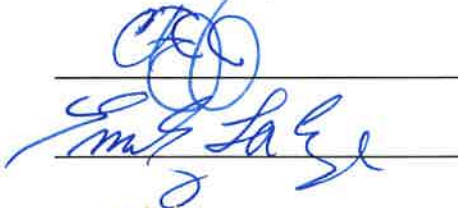
- 7) The City Attorney, Alexandria Fire Prevention Chief, and Public Works Director shall oversee all actions taken hereunder to ensure Order Number 3 is strictly followed.

IN WITNESS WHEREOF, I have set my hand officially and caused to be affixed the seal of the City of Alexandria, at Alexandria, Louisiana, on this 22 day of August, 2016.



Mayor, City of Alexandria

Witnessed to by the City Attorney or Clerk of the City of Alexandria





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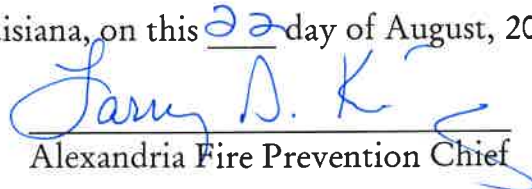
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ATTESTATION:

I, LARRY D. KING, the Alexandria Fire Prevention Chief, attest that the securitization and/or demolition with immediate securitization of the Weiss and Goldring Building is/are appropriate actions given the state and nature of the Property, based on my report of July 13, 2016, from my personal inspection and knowledge, and because the Property presents a clear and present or imminently probable danger or likely risk of unreasonable harm and danger to the public or proximate properties. IN WITNESS WHEREOF, I have set my hand officially, at Alexandria, Louisiana, on this 22 day of August, 2016.


Alexandria Fire Prevention Chief