

The district will run along both sides of Florida Boulevard from Foster Drive to the eastern edge of the Amazon project site and also extend north along Lobdell Boulevard to South Choctaw Drive to the eastern edge of the Amazon project site.

Build Baton Rouge created the Cortana Corridor EDD, originally called the Florida Boulevard EDD, at its July board meeting.

As an independent political subdivision created by the state more than a decade ago, the agency is able to create taxing districts, which it can then run.

According to the terms of the proposed agreement, Build Baton Rouge will run the district and be paid the equivalent of 5% a year of revenues generated by the district for its administrative services.

Build Baton Rouge President and CEO Chris Tyson says the primary goal at this point is to do a comprehensive plan for the area.

"We have seen how a comprehensive plan has helped us in the redevelopment of other areas," he says. "When we think about how to leverage philanthropic and impact investing, none of that happens without a serious plan."

Tyson could not estimate how much the district might generate or how much Build Baton Rouge is expecting to be paid for its services.

The city of Baton Rouge also will receive 1% of revenues generated by the district for administering sales tax collections.

While much of the activity in the corridor, at least in the short term, will be around the construction of the new Amazon facility, sales of all construction materials used on the Cortana project are eligible for a sales tax rebate for five years, according to the terms of the agreement.

Tyson estimates there will be plenty of other taxable activity generated by work on the facility as well as increased activity at Baton Rouge General's Mid City campus and from MovEBR projects.

"There is a lot of activity and attention on Florida Boulevard right now," he says "The time was right."

Though the boundaries of the Cortana Corridor EDD overlap to an extent with those of the Baton Rouge North Economic Development District, Tyson says he doesn't see any conflict.

"They're totally separate," he says. "I believe they're funded by a hotel-motel tax in that area."

The council meets to consider the EDD agreement and other items Wednesday at 4 p.m. at City Hall.

(Editor's Note: This story has been revised from its original version to clarify that sales tax on construction materials used on the Amazon project are eligible for a rebate, but are not technically exempt.)

Plans in the works for townhome development near Millerville and I-12

By **David Jacobs**

Plans are underway for a 73-unit townhome and garden home project near the intersection of Millerville Road and Interstate 12.

Developers want to build a gated rental community, says Blake Seguin of JBS Properties and Holdings.

The 8.73-acre property currently is zoned for heavy commercial uses, and going that route was the original plan, he says. But JBS sees demand for upper-end rental homes in the area and plans to market to young working couples and retirees, touting easy access to Target, Lowe's and I-12.

"We were going to look at developing it for purchase," Seguin says. "But we can always sell [the units] in the future."

He says the homes will be between 1,800 and 2,000 square feet and rent for an average of \$1.50 per square foot.

The East Baton Rouge Planning Commission and Metro Council would have to approve rezoning the property for the project to move forward.

Former Hancock Whitney branch on Industriplex sells for \$800,000

By **Eric L. Taylor**

Hancock Whitney Bank's former branch on Industriplex Boulevard has sold for \$800,000, according to documents filed with the East Baton Rouge Parish Clerk of Court's office.

The buyer is AGP Investments LLC of Baton Rouge, whose sole officer and registered agent is Trung Quang Le, according to the company's business filing with the Louisiana secretary of state. A message sent to Le was not returned by this afternoon's publication deadline.

Hancock Whitney was the seller of the 3,800-square-foot vacant property and its parking lot, according to a recent [listing](#) for the property.

