

RAPIDES PARISH POLICE JURY
Police Jury Meeting Room
2nd Floor, Parish Courthouse
701 Murray Street
Alexandria, Louisiana 71301
(318) 473-6660

Posted September 13, 2024

SPECIAL SESSION
September 16, 2024
2:00 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT ON ANY AGENDA ITEM

JURORS COMMENTS

1. Motion to sit as a Board of Review for hearing complaints on property assessments, as advertised.
2. Recognize Mr. Rick Ducote, Rapides Parish Tax Assessor.

Open to receive the protests for those requests received and timely filed:

** **Alexandria Mall I LLC**, 3437 Masonic Drive, Alexandria, LA 71301, Louisiana represented by Jared Bates, Ryan LLC – DBA Mall of Alexandria c/o Radiant Partners, various addresses, primary 3437 Mason Drive
Assessment No. 2405234167000301/1010019320

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$9,485,000	\$9,567,000	\$
		Total	\$19,052,000

Taxpayer's Opinion	\$7,000,000	\$4,352,000	\$
		Total	\$11,352,000

(Received Fax September 9, 2024)

** **Alexandria Main Mall LLC**, 3437 Masonic Drive, Alexandria, LA 71301, Louisiana represented by Jared Bates, Ryan LLC – DBA Mall of Alexandria c/o Radiant Partners, various addresses, primary 3437 Mason Drive
Assessment No. 2405234167000101/1010002800

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$2,940,000	\$0	\$

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	Total	\$2,940,000
Taxpayer's Opinion	\$2,800,000	\$0
	Total	\$2,800,000

(Received Fax September 9, 2024)

** **Alexandria Mall I LLC**, 3437 Masonic Drive, Alexandria, LA 71301, Louisiana represented by Jared Bates, Ryan LLC – DBA Mall of Alexandria c/o Radiant Partners, various addresses, primary 3437 Mason Drive
Assessment No. 2405234167000701/1010019330

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$1,061,000	\$1,357,000	\$
		Total	\$2,418,000

Taxpayer's Opinion	\$1,010,000	\$1,288,000	\$
		Total	\$2,298,000

(Received Fax September 9, 2024)

** **Alexandria Mall**, 3437 Masonic Drive, Alexandria, LA 71301, Louisiana represented by Jared Bates, Ryan LLC – DBA Mall of Alexandria c/o Radiant Partners, various addresses, primary 3437 Mason Drive
Assessment No. 2405234167000301/1010566003

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$0	\$371,000	\$
		Total	\$371,000

Taxpayer's Opinion	\$0	\$350,000	\$
		Total	\$350,000

(Received Fax September 9, 2024)

** **Alexmall Sub I LLC**, 3437 Masonic Drive, Alexandria, LA 71301, Louisiana represented by Jared Bates, Ryan LLC – DBA Mall of Alexandria c/o Radiant Partners, various addresses, primary 3437 Mason Drive
Assessment No. 2405200205000801/1010020825

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$263,000	\$0	\$
		Total	\$263,000

Taxpayer's Opinion	\$250,000	\$0	\$
		Total	\$250,000

(Received Fax September 9, 2024)

** **Micromont Holding 24 LLC**, 3437 Masonic Drive, Alexandria, LA 71301, Louisiana represented by Jared Bates, Ryan LLC – DBA Mall of Alexandria c/o Radiant Partners, various addresses, primary 3437 Mason Drive

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Assessment No. 2405234170000201/1011370801

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$258,000	\$0	\$
		Total	\$258,000

Taxpayer's Opinion	\$250,000	\$0	\$
		Total	\$250,000

(Received Fax September 9, 2024)

** **American Towers, LLC**, P.O. Box 723597, Atlanta, GA 31139 represented by Doug Braun, Property Tax Partners, LLP – Personal Property/Cell Tower Assessment No. 2210008150

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$	\$	\$92,560
		Total	\$92,560

Taxpayer's Opinion	\$	\$	\$83,804
		Total	\$83,804

(Received Fax September 10, 2024)

** **Crown Communication, Inc.**, PMB 453 4017 Washington Road, McMurry, PA 15317-2520, represented by Lisa McShea, Property Tax Partners, LLP – Cell Towner Assessment No. 2100004100

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$	\$	\$71,880
		Total	\$71,880

Taxpayer's Opinion	\$	\$	\$36,000
		Total	\$36,000

(Received Fax September 10, 2024)

** **Crown Communication, Inc.**, PMB 453 4017 Washington Road, McMurry, PA 15317-2520, represented by Lisa McShea, Property Tax Partners, LLP – Cell Towner Assessment No. 2110000902

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$	\$	\$61,500
		Total	\$61,500

Taxpayer's Opinion	\$	\$	\$36,900
		Total	\$36,900

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** **Crown Communication, Inc.**, PMB 453 4017 Washington Road, McMurry, PA 15317-2520, represented by Lisa McShea, Property Tax Partners, LLP – Cell Tower
Assessment No. 2100004201

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$	\$	\$61,620
		Total	\$61,620
Taxpayer's Opinion	\$	\$	\$36,900
		Total	\$36,900

(Received Fax September 10, 2024)

** **Crown Communication, Inc.**, PMB 453 4017 Washington Road, McMurry, PA 15317-2520, represented by Lisa McShea, Property Tax Partners, LLP – Cell Tower
Assessment No. 2210024209

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$	\$	\$94,253
		Total	\$94,253
Taxpayer's Opinion	\$	\$	\$55,000
		Total	\$55,000

(Received Fax September 10, 2024)

** **Crown Communication, Inc.**, PMB 453 4017 Washington Road, McMurry, PA 15317-2520, represented by Lisa McShea, Property Tax Partners, LLP – Cell Tower
Assessment No. 20200004600

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$	\$	\$100,353
		Total	\$100,353
Taxpayer's Opinion	\$	\$	\$61,600
		Total	\$61,600

(Received Fax September 10, 2024)

** **Crown Communication, Inc.**, PMB 453 4017 Washington Road, McMurry, PA 15317-2520, represented by Lisa McShea, Property Tax Partners, LLP – Cell Tower
Assessment No. 2040002400

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$	\$	\$67,287
		Total	\$67,287
Taxpayer's Opinion	\$	\$	\$46,200
		Total	\$46,200

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** **Crown Communication, Inc.**, PMB 453 4017 Washington Road, McMurry, PA 15317-2520, represented by Lisa McShea, Property Tax Partners, LLP – Cell Tower
Assessment No. 2160067531

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$	\$	\$30,653
		Total	\$30,653
Taxpayer's Opinion	\$	\$	\$12,528
		Total	\$12,528

(Received Fax September 10, 2024)

** **Crown Communication, Inc.**, PMB 453 4017 Washington Road, McMurry, PA 15317-2520, represented by Lisa McShea, Property Tax Partners, LLP – Cell Tower
Assessment No. 2020004500

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$	\$	\$86,300
		Total	\$86,300
Taxpayer's Opinion	\$	\$	\$55,000
		Total	\$55,000

(Received Fax September 10, 2024)

** **Crown Communication, Inc.**, PMB 453 4017 Washington Road, McMurry, PA 15317-2520, represented by Lisa McShea, Property Tax Partners, LLP – Cell Tower
Assessment No. 2010047700

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$	\$	\$86,400
		Total	\$86,400
Taxpayer's Opinion	\$	\$	\$55,000
		Total	\$55,000

(Received Fax September 10, 2024)

** **Crown Communication, Inc.**, PMB 453 4017 Washington Road, McMurry, PA 15317-2520, represented by Lisa McShea, Property Tax Partners, LLP – Cell Tower
Assessment No. 2200003100

Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$	\$	\$29,920
		Total	\$29,920

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Taxpayer's Opinion	\$		\$		\$13,200
				Total	\$13,200

(Received Fax September 10, 2024)

** **Crown Communication, Inc.**, PMB 453 4017 Washington Road, McMurry, PA 15317-2520, represented by Lisa McShea, Property Tax Partners, LLP – Cell Tower
Assessment No. 2040002500

Fair Market Value	Land				
Assessor determined	\$		\$		\$100,467
				Total	\$100,467

Taxpayer's Opinion	\$		\$		\$61,600
				Total	\$61,600

(Received Fax September 10, 2024)

** **Crown Communication, Inc.**, PMB 453 4017 Washington Road, McMurry, PA 15317-2520, represented by Lisa McShea, Property Tax Partners, LLP – Cell Tower
Assessment No. 2070005003

Fair Market Value	Land				
Assessor determined	\$		\$		\$100,573
				Total	\$100,573

Taxpayer's Opinion	\$		\$		\$61,600
				Total	\$61,600

(Received Fax September 10, 2024)

** **Crown Communication, Inc.**, PMB 453 4017 Washington Road, McMurry, PA 15317-2520, represented by Lisa McShea, Property Tax Partners, LLP – Cell Tower
Assessment No. 2160067532

Fair Market Value	Land				
Assessor determined	\$		\$		\$62,398
				Total	\$62,398

Taxpayer's Opinion	\$		\$		\$36,000
				Total	\$36,000

(Received Fax September 10, 2024)

** **Crown Communication, Inc.**, PMB 453 4017 Washington Road, McMurry, PA 15317-2520, represented by Lisa McShea, Property Tax Partners, LLP – Cell Tower
Assessment No. 2160667607

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Fair Market Value	Land	Improvement	Pers. Prop
Assessor determined	\$	\$	\$58,727
		Total	\$58,727
Taxpayer's Opinion	\$	\$	\$28,800
		Total	\$28,800

(Received Fax September 10, 2024)

3. Motion to close public hearing.
4. Discussion on status of Public Records Building.
(Mr. Overton)
5. Motion to terminate the Proclamation for State of Emergency for Rapides Parish, due to pending threat from Tropical Storm Francine declared on September 9, 2024, as there is no longer a need to continue the emergency order and it is required by law to cancel the Proclamation.
(Mr. Bishop)
6. Motion to authorize the issuance of a quietus on the part of the Rapides Parish Police Jury in favor of the Sheriff and Tax Collector and against any claim on the part of the Rapides Parish Police Jury for the ad valorem taxes of the year 2023, and authorize Theresa Pacholik, Secretary/Treasurer, to issue said quietus.
(Mr. Bishop)

**ITEMS WERE NOT CONSIDERED BY THE COMMITTEE
OF THE JURY BUT WERE POSTED ON THE AGENDA
AFTER THE COMMITTEE MEETING IN COMPLIANCE
WITH THE PUBLIC MEETINGS LAW AND ARE NOW
CONFIRMED AS HAVING BEEN INCLUDED IN THE
PUBLISHED AGENDA BY 2/3RD VOTE**

**ITEMS WERE NOT CONSIDERED BY THE COMMITTEE
OF THE JURY AND WERE NOT POSTED ON THE AGENDA
BUT ARE NOW ADDED BY UNANIMOUS CONSENT**

ADJOURNMENT

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this public meeting, please contact the Police Jury Office at (318) 473-6660, describing the assistance that is necessary.