

CITY RESOLUTION NO. CR-003-2026

A RESOLUTION OF THE LAFAYETTE CITY COUNCIL CONSIDERING AND APPROVING THE APPLICATION (#20250533-RTA) FOR RESTORATION TAX ABATEMENT SUBMITTED BY HUB CITY PLAZA LLC FOR PARTICIPATION IN THE STATE OF LOUISIANA RESTORATION TAX ABATEMENT PROGRAM (1800 NORTHEAST EVANGELINE THRUWAY)

BE IT RESOLVED by the Lafayette City Council, that:

SECTION 1: The Restoration Tax Abatement Program of the State of Louisiana encourages the expansion, restoration, improvement and development of existing commercial structures and owner-occupied residences in downtown, historic and economic development districts.

SECTION 2: Hub City Plaza LLC has applied for participation in the Restoration Tax Abatement Program in conjunction with restoration of the building located at 1800 Northeast Evangeline Thruway (Project ID No. 20250533-RTA).

SECTION 3: The project is located within Northway Economic Development District.

SECTION 4: The project meets the criteria as defined in the Lafayette Development Code of the City of Lafayette and unincorporated Parish of Lafayette.

SECTION 5: A public hearing has been held in accordance with Title 13, Section 1309 of La. R.S. 47:4311-4319.

SECTION 6: The application for restoration tax abatement as submitted for consideration by Hub City Plaza LLC is hereby approved.

SECTION 7: All resolutions, or parts thereof, in conflict herewith are hereby repealed.

This resolution having been submitted to Lafayette City Council vote, the results were as follows:


YEAS: Broussard, Naquin, Hebert, Hooks, Boudreaux

NAYS: None

ABSENT: None

ABSTAIN: None

AND the resolution was declared adopted on this, the 20th day of January, 2026.



JOSEPH GORDON-WILTZ
LAFAYETTE CLERK OF THE COUNCIL

Restoration Tax Abatement Program Application - (Const 7 21)

Project ID: 20250533-RTA

Date Received: 12/31/2025

PROJECT INFORMATION

Company:	Hub City Plaza LLC
Project Name:	The Hub
Project Location:	1800 NE Evangeline Thruway , Lafayette, LA, 70501
Parish:	Lafayette
City Limits?:	<input checked="" type="checkbox"/>

PROPERTY USAGE

Residential: Yes No
Owner-Occupied: Yes No
Rented or Leased: Yes No
Year Structure Built: 1969
District Type Project is Located? Economic Development

Name of Historic District (if applicable)
Gross Square Footage Before Project: 251957.00
Gross Square Footage After Project: 251957.00

Current or Prior Use:: Prior to my acquisition of the mall, the tenant spaces in the mall were far less than half occupancy. The mall structure had been in total disrepair with leaking roof; malfunctioning HVAC; dilapidated interior and exterior structures; pot holes throughout the parking lot; poor lighting.

Proposed Use: Hub City Plaza (aka "The Hub") is the revitalized Northgate Mall in the main gateway into Lafayette, LA, and the Acadiana Region. Our vision for The Hub is that it serves as a catalyst to revitalize North Lafayette. I am redeveloping the mall site into a mixed-used development including health, physical fitness, personal care services, retail, office space, and education. During this first phase, we will stabilize the roof and HVAC, and will redevelop a portion of the building into a health and fitness facility along with a new event venue. Our new jobs listed below reflect only direct employees of Hub City Plaza; however, with new small businesses coming into the mall, we have helped to grow between 20 and 30 new full-time and part-time jobs with employees of our tenants. To date, since this summer, we have stabilized the roof (with a plan of full roof replacement in the redevelopment project), repaired all HVAC units, gutted and renovated some of the tenant spaces to make way for new small business tenants. We are also now embarking upon total renovation of an old vacant gym/fitness center and we will soon begin renovations of an old call center into a world class, high end event venue. We are also bringing in a healthy food vendor space within the fitness center. We are also finishing out the space to welcome a new midi-spa which is in high demand in North Lafayette.

Legal Description of Property: PARCEL 1 NORTHGATE MALL SECS 13/55/ 56 T9S R4E & SECS 91/116 T9S R5E (17.722 AC); PARCEL 2 NORTHGATE MALL SECS 13/55/56 T9S R4E (2.7 AC)

Is your building listed or pending being listed on the National Register of Historical Places? Yes No **If yes, year listed:**
Will it be eligible for Federal Historic Preservation Tax Incentives? Yes No

PROPERTY TAX

Assessed value of the existing structure only (shown as improvement or building on your tax bill) for this project. Do not include assessed land value. See most recent property tax bill for this value or contact the assessor. \$307,577.00

Amount of taxes paid on the existing structure only for the year before the beginning of the project. This amount is a percentage of total taxes paid on land and improvements. Obtain from the tax collector. \$32,358.00

Have Ad Valorem taxes been paid on this property on the basis of an assessed valuation which reflects the improvements made by the project? Yes No

Millage Rate for this property. Use the millage rate obtained from the parish assessor to calculate the fee. This is usually a whole number (i.e., 115.47 or 92.665. A millage rate is expressed in 1/1000ths of a dollar (known as one mill). Convert the whole number millage rate by dividing by 1000 to a decimal number (i.e., the whole numbers converted to 1/1000ths would be .1154 or .0927 when rounded to four digits. 0.1052

Note: Proof of the millage rate can be obtained from the parish assessor and MUST be uploaded in the Attachments section of this application.

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PROJECT DETAILS

Project Type: Renovation

Project Beginning Date: 7/28/2025

Project Ending Date: 7/31/2026

Project Description: Hub City Plaza (aka "The Hub") is the revitalized Northgate Mall in the main gateway into Lafayette, LA, and the Acadiana Region. Our vision for The Hub is that it serves as a catalyst to revitalize North Lafayette. I am redeveloping the mall site into a mixed-used development including health, physical fitness, personal care services, retail, office space, and education. During this first phase, we will stabilize the roof and HVAC, and will redevelop a portion of the building into a health and fitness facility along with a new event venue. (Our new jobs listed below reflect only direct employees of Hub City Plaza; however, with new small businesses coming into the mall, we have helped to grow between 20 and 30 new full-time and part-time jobs with employees of our tenants.)

ESTIMATED INVESTMENTS

Building & Materials:	\$22,513,936.00
Machinery & Equipment:	\$0.00
Labor & Engineering:	\$599,869.00
Total Investment:	\$23,113,805.00

ESTIMATED JOBS

Existing:	0
Construction:	30
New:	5
Total Estimated Jobs:	35

ESTIMATED PAYROLL

Existing:	\$0.00
Construction:	\$1,248,000.00
New:	\$210,000.00
Total Estimated Payroll:	\$1,458,000.00

GAMING

Has the applicant or any affiliates received, applied for, or considered applying for a license to conduct gaming activities? Yes • No

If yes, please give a detailed explanation including the name of the entity receiving or applying for the license, the relationship to the business if an affiliate, the location and the type of gaming activities:

ESTIMATED BENEFIT

Investment Amount:	\$23,113,805.00
x Assessment %:	0.15
x Millage Rate:	0.1052
x Years Exempted:	5.00
= Estimated Five Years Tax Exemption	\$1,823,852.57

FEE CALCULATION

Estimated Five Years Tax Exemption :	\$1,823,852.57
x Rate	0.005
= Assessed Fee (\$500.00 Minimum—\$15,000.00 Maximum)	\$9,119.26
Amount Paid:	\$0.00
Amount Due:	\$9,119.26

ATTACHMENTS

Document Type	Document Name	Date
Resolution of Property Owners / Resolution of Board of Directors	resolution of property owners.pdf	12/5/2025
Proof of Ownership	Proof of Ownership - Recordation of Property Sale - 1800 NE Evangeline Thruway.pdf	12/5/2025
Legal Property Description	Legal Property Description_Hub City Plaza_vF.pdf	12/5/2025
Plot Map	plot map - hub city plaza.pdf	12/5/2025
Photos of Structure Before	Before Pictures of the Structure.pdf	12/5/2025
Rendering of Structure After	Renderings - Hub City Plaza.pdf	12/5/2025
Owners	proof of ownership - owner address.pdf	12/5/2025
Current Assessed Value and Taxes Paid	current assessed value as of EOY 2024.pdf	12/5/2025
Tax Invoice	6071493 Tax Bill Proof of Payment-City of Lafayette.pdf	12/5/2025
Tax Invoice	6071493 Tax Bill Proof of Payment-Parish of Lafayette.pdf	12/5/2025
LGA Certification	City of Lafayette Special District Certification - RTA Application for Hub City Plaza.pdf	12/5/2025
Proof of Millage Rate	Proof of Millage_6071493 Property Record Card with Tax Breakdown.pdf	12/5/2025
Signed Disclosure Authorization	resolution of property owner authority.pdf	12/5/2025
Other	plat - Northgate Mall.pdf	12/5/2025
Other	written certification no taxes paid.pdf	12/30/2025
Building Permits	Phase I The Hub-Northgate Mall reno permit.pdf	12/31/2025

PAYMENTS

Fee Type	Amount Paid	Date Received	Confirmation #	Transaction Type
APPLICATION	\$9,119.26	12/31/2025	O18KGWD8XP	master_credit

PROJECT CONTACTS

Contact First Name	Contact Last Name	Email Address	Company Name	Mailing Address	Phone Number	Contact Type
Jacoby	Landry	jacoby@hubcityplaza.com	Hub City Plaza	1800 NE Evangeline Thruway , Lafayette, LA, 70501	(337) 280-8291	Business Signatory

CONTRACT SIGNATORY

The contract signatory will be used when signing contracts. The contracts will be signed online and will take place after the board approves a form.

Title: Owner

First Name: Jacoby

Last Name: Landry

Email Address: jacoby@hubcityplaza.com


CERTIFICATION STATEMENT

✦ I hereby certify that this project meets all Constitutional, statutory and regulatory provisions applicable to this program. I hereby certify that the information provided in this document and additional materials is true and correct and that I am aware that my submission of any false information or omission of any pertinent information resulting in the false representation of a material fact may subject me to civil and/or criminal penalties for filing false public records (R.S. 14:133) and/or forfeiture of any tax benefits approved under this program. I understand that the application and information submitted shall not be returnable to the applicant.

FORM SIGNATURE

I, **Jacoby Landry**

, approve the above information.



LAFAYETTE CITY COUNCIL MEETING

AGENDA ITEM SUBMITTAL FORM

1) **JUSTIFICATION FOR REQUEST:** A resolution of the Lafayette City Council considering and approving the application (#20250533-RTA) for Restoration Tax Abatement submitted by Hub City Plaza LLC for participation in the State of Louisiana Restoration Tax Abatement Program (1800 Northeast Evangeline Thruway)

2) **ACTION REQUESTED:** Adoption of Resolution

3) **REQUESTED ACTION OF LAFAYETTE CITY COUNCIL:**

A) INTRODUCTION: 01-20-2026

B) FINAL ADOPTION: 01-20-2026

4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**

A) Resolution

B) Restoration Tax Abatement Program Application

C) Submittal Form

5) **FISCAL IMPACT:**

 Fiscal Impact (Explain)

 X No Fiscal Impact

AUTHORED BY:
/s/ Kenneth P. Boudreaux
KENNETH BOUDREAUX, DISTRICT 5
LAFAYETTE CITY COUNCIL

