

TIMBERLANE NEIGHBORHOOD IMPROVEMENT AND BEAUTIFICATION DISTRICT

April 15, 2019

Dear Members of the TNIBD,

The Board of Commissioners and I would like to take this opportunity to inform you of what has occurred over the last few months and clarify the upcoming vote. The Commission had a very short time within which to act. Admittedly, this was not optimal but time was of the essence. However, the speed at which the Commission was forced to act did not detract from the due diligence required to create a long-term solution. The Board and the many volunteers who have assisted the commissioners on this task have spent a great deal of time collecting and analyzing the information in order to present a viable plan for this community. The details of the plan will be presented on **Thursday, April 18th at 6:30pm**. I encourage all district residents to attend. The purpose of this letter is to provide a short synopsis of why we are here, how we arrived at the plan and to provide members with information regarding the vote.

This TNIBD was formed by Jefferson Parish to provide the registered voters in the district the opportunity to take the future of Timberlane into their own hands rather than be subjected to the risk of foreclosure due to the inability of Timberlane Country Club, herein referred to as TCC, to remain in operation.

The Board of Commissioners was formed and elected to develop the plan by which the district members gain control of the property owned by TCC. The commissioners' first step was to analyze the current state of TCC, previous years of TCC income and expenses, assets and liabilities, the conditions of the clubhouse, etc., and decide the minimum amount of resources required to actually take control of the property. The commissioners created a Finance Committee to handle the bulk of data collection and analysis. Their charge was to provide an approved "budget" with facts and assumptions defined. This budget accounted for all known, and some predictable unknown expenses, based on several courses of action that ranged from full golf course operations to just maintaining the green space. The Finance Committee provided those numbers at the beginning of April.

The ultimate goal of the commission is to acquire the land that would be subjected to foreclosure in the event TCC ceases operations. This is the first and most important step in the plan. The remaining portions of the plan are all dependent upon the outcome of the following: Café Hope taking over the clubhouse through a long-term lease, implementation of a golf operations management plan, and whether or not the TNIBD may assume the SBA loans currently attached to the land. We have structured the plan in such a way that allows time to adjust to the outcomes of these situations. The plan will be implemented in phases as each of these situations evolve.

The commissioners understand the frustrations of the members. We realize emotions are intense. Because of this, many myths and rumors have been presented and social media dialogue has exacerbated the issues. However, the commissioners have remained focused and diligent. We have looked at all possible scenarios that have been presented and we have chosen this path

based on reality, present circumstances, legal requirements and our responsibilities as public officials. Our plan is not perfect. It does not guarantee the future. It does provide the members of this district the opportunity to take control of Timberlane's destiny. Your choice is simple. Do something to take control of Timberlane's destiny or do nothing and allow the cards to fall where they may. I encourage you to look at all the facts for yourselves in making your determination.

What is on the ballot?

"Shall the Timberlane Neighborhood Improvement and Beautification District, Parish of Jefferson, State of Louisiana (the "District"), be authorized to levy and collect a **special assessment** in an amount **not to exceed One Thousand Nine Hundred Fifty Dollars (\$1,950)** on all property subject to taxation within the District, with an estimated \$1,012,050 Dollars reasonably expected to be collected from the levy of the assessment for one year, for a period of 10 years, beginning with the year 2019 and ending in and including 2028, for the purpose of promoting and encouraging the improvement, beautification, and overall betterment of the District, including, but not limited to, the acquisition, construction, improvement, operation and/or maintenance of recreational and other facilities in furtherance of the authorized purposes of the District?"

What does my vote mean?

A "yes" vote is a vote in favor of allowing the TNIBD to assess your property to a maximum amount of \$1,950.00 annually, for a period of 10 years. This assessment will be used to provide the necessary resources to implement the TNIBD commissioners' plan to gain control of the property currently owned by the Timberlane Country Club. A "no" vote is a vote against allowing the assessment against your property and is a vote against funding the TNIBD.

Who is eligible to vote on this item?

All registered voters that reside within the boundaries of the "district."

When do I cast my vote?

The early voting period is April 20-27, 2019 (except Sunday, April 21) from 8:30 a.m.-6 p.m at the Charles Odom Building at 5001 Westbank Expressway, Suite C-2, Marrero, LA. Election Day is May 4, 2019 from 7 a.m.-8 p.m. at your regular precinct location. See <https://www.jpclerkofcourt.us/elections/west-bank-polling-places/> for your precinct.

On behalf of all the commissioners, I thank you all for allowing us the opportunity to provide this plan. I look forward to seeing you Thursday night and encourage all members to make their wishes known by voting.

With My Sincerest Regards,



Jon S. McGill, Sr.
Chairman, TNIBD Board of
Commissioners