

**RESOLUTION NO. \_\_\_\_\_-2026**

**STATE OF LOUISIANA**

**PARISH OF RAPIDES**

**In the Name and by the Authority of  
The England Economic & Industrial Development District**

**RESOLUTION**

**BE IT RESOLVED, THAT THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT HEREBY DESIGNATES A PROJECT AREA AND CREATING THE ENGLAND DISTRICT SUB-DISTRICT NO. 4, DEFINING AND DESCRIBING THE BOUNDARIES THEREOF; IN ACCORDANCE WITH AND AS AUTHORIZED BY LOUISIANA REVISED STATUTE TITLE 33, CHAPTER 1, PART 4, SUBPART B-13; PROVIDING FOR OTHER MATTERS IN CONNECTION WITH THE FOREGOING; AND TO FURTHER PROVIDE WHEN THIS RESOLUTION SHALL BECOME EFFECTIVE.**

**WHEREAS**, the England Economic and Industrial Development District (the “District”) was created and exists in perpetuity pursuant to Louisiana Revised Statute § 33:130.351 as a political subdivision of the state, as defined in Article VI, Section 44(2) of the Constitution of Louisiana, and is composed of all of the territory located within Rapides Parish; and,

**WHEREAS**, pursuant to Louisiana Revised Statute § 33:130.351, the District, acting through its governing Board of Commissioners (the “Board”), is granted all of the rights, powers, privileges, and immunities accorded by law and the Constitution of Louisiana to political subdivisions of the state; and,

**WHEREAS**, pursuant to Louisiana Revised Statute § 33:130.352, the District was created and exists for the object and purposes of accepting title from the United States of America to any or all real and personal property and improvements included in England Air Force Base and utilizing that and other property, and all assistance available from the United States government and all other sources, to replace and enhance the economic benefits generated by the former air base with diversified activities, including, but not limited to, activities and planned land uses to foster creation of new jobs, economic development, industry, health care, commerce,

manufacturing, tourism, relocation of people and businesses to the area, aviation, military, warehousing, transportation, offices, recreation, housing, and conservation, the acquisition of land and improvements, and the construction, operation, and maintenance of facilities, improvements and infrastructure, including buildings, runways, roads, bridges, drainage, and utilities; and,

**WHEREAS**, pursuant to Louisiana Revised Statute § 33:130.354, the exercise by the Board of the powers conferred to the District shall be deemed and held to be essential governmental functions of the state, and in all respects for the benefit of the people of the state, for the increase of their commerce and prosperity, and for the improvement of their health and living conditions, and shall not be subject in any respect to the authority, control, regulation, or supervision of the Louisiana Public Service Commission or any other regulatory body of the state, or any political subdivision thereof; and,

**WHEREAS**, Louisiana Central is the State-designated regional economic development organization for the ten parishes that make up Central Louisiana – Allen, Avoyelles, Catahoula, Concordia, Grant, LaSalle, Natchitoches, Rapides, Vernon, and Winn Parishes; and,

**WHEREAS**, Louisiana Central works to attract and retain businesses, support workforce development, foster innovation, and connect communities with the resources they need to thrive by serving as a connector, convener, and trusted advisor, and by aligning local leaders, businesses, and educational institutions to position Central Louisiana for sustainable growth, new investment, and long-term prosperity; and,

**WHEREAS**, a Company which engages in the design, development, and operation of digital infrastructure facilities to high-performance computing and artificial intelligence industries in North America has advised the Louisiana Economic Development agency, Louisiana Central, and the District of the Company’s plan to design, develop, and operate additional digital infrastructure facilities in North America, and has narrowed the list of potential sites for one such facility to Rapides Parish and to other states (the “Project”); and,

**WHEREAS**, the Company has announced that construction of the Project is anticipated to support approximately 1,500 construction-related jobs, with an estimated \_\_\_\_\_ Million in construction-related economic benefits to Rapides Parish;

**WHEREAS**, the Company has further announced that upon completion of the Project, it intends to hire, directly and through subcontractors, approximately 200 new employees over the course of one year, with an annual average wage of \$65,000, and an estimated annual payroll of \$13 Million, and is anticipated to support an additional \_\_\_\_\_ indirect and induced jobs with an annual estimated payroll of \$\_\_\_\_\_ Million;

**WHEREAS**, the Company has approached Louisiana Central regarding entering into a Cooperative Endeavor Agreement with a local political subdivision to provide for a Payment in Lieu Of Taxes (“PILOT”) of anticipated property taxes as a result of the Project, and to further provide for land use, zoning, permitting, and plan review for the Project;

**WHEREAS**, pursuant to Louisiana Revised Statute § 33:130.355, the Board, in addition to any other powers and duties granted to it under Louisiana Revised Statute Title 33, Chapter 1, Part 4, Subpart B-13 and other constitutional and statutory authority supplemental thereto, has and may exercise all powers necessary or convenient for the carrying out of its objects and purposes, including, but not limited to:

(12) After notice and public hearing to designate one or more project areas within the boundaries of the District, each of which designated project areas shall constitute a political subdivision of the state, governed by the board with the power to incur debt, issue certificates, revenue and general obligation bonds, as well as refunding bonds, and levy sales and use taxes within its boundaries, in the same manner and on the same conditions as the district is authorized to do with the boundaries of the district. Each designated area shall be given a name and designated as “England District Subdistrict No. —.”

**WHEREAS**, it is the desire of District to create a sub-district, as contemplated under Louisiana Revised Statute § 33:130.355(12), to encourage the acquisition, construction, equipping and installation of facilities and enterprises within the Parish of Rapides, State of Louisiana, pursuant to the provisions of Louisiana Revised Statute § 33:130.351 to 130.359, inclusive, Louisiana Revised

Statute § 33:9:991 to 9:1001, inclusive, and Louisiana Revised Statute § 39:1430, and other constitutional and statutory authority supplemental thereto to further economic development in Rapides Parish;

**WHEREAS**, on January 22, 2026, at a special meeting of the Board of the District, duly noticed, this Resolution was introduced, and laid over for publication in the Alexandria Town Talk; and,

**WHEREAS**, on January \_\_\_\_, 2026, the District published within its official journal of record, the Alexandria Town Talk, a notice of intention to designate a project area within the boundaries of the District as a political subdivision and sub-district of the District; to be named the England District Sub-District No. 4 (the "Sub-District No. 4"), describing the boundaries of said Sub-District No. 4, providing for a public hearing on February 26, 2026, to hear any and all objections to the creation of Sub-District No. 4 and the boundaries thereof; and

**WHEREAS**, the Board hereby ratifies the publication by the Executive Director of said notice of intention to designate project area and create England District Sub-District No. 4; and

**WHEREAS**, on February 26, 2026, at a regular meeting of the Board of the District, duly noticed, this Resolution was considered in open and public session to hear all objections and discussions relative to the designation of the project area and creation of said Sub-District No. 4 and the boundaries thereof; and

**NOW THEREFORE, BE IT RESOLVED**, the Board of Commissioners of the England Economic and Industrial Development District hereby adopts the following:

**Section 1.** There is hereby designated a project area to constitute a Sub-District within the District, to be named the "England District Sub-District No. 4", ("Sub-District No. 4") having the geographical boundaries set forth in Exhibits A-1 and A-2, which are attached hereto and are hereby incorporated in and made a part of this Resolution, all pursuant to Part I-A of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (the "Act").

**Section 2.** Pursuant to the aforementioned authorities, Sub-District No. 4 is a political subdivision of the State of Louisiana with all powers necessary or convenient for the carrying out of its objects and purposes, including any powers provided to the Board under Louisiana Revised Statute § 33:130.355, except for the power to create additional sub-districts within its own boundaries.

**Section 3.** The governing body of Sub-District No. 4 shall be the Board of the District, as it exists from time to time. The officers of the Board of the District, as elected from time to time, shall serve as the officers of the England District Sub-District No. 4, with changes in the office of the officers of the District to be concurrently adopted by and reflected as the officers of the England Sub-District No. 4. The Executive Director of the District is hereby confirmed appointed and anointed the Executive Director of the England District Sub-District No. 4. The regular meeting schedule of the District shall also serve as the regular meeting schedule of the England District Sub-District No. 4. The official journal for the Sub-District shall be the official journal of the District, as it is determined from time to time. The fiscal year of the England District Sub-District No. 4 shall be the same as the fiscal year of the District, being July 1 through June 30 of the following year.

**Section 4.** While the England District Sub-District No. 4 is a distinct and separate legal entity from the District, the England District Sub-District No. 4 shares a governing authority with, and desires to operate in essentially the same manner as, District. In that regard the Executive Director is hereby authorized, to the extent the Executive Director deems necessary, to set up banking relationships, accounting/auditing relationships and legal representation with the same groups and professionals used by the District, and to do any and all things necessary and incidental to carry out the purposes of the England District Sub-District No. 4. Notwithstanding any of the foregoing, the annual budget of the England District Sub-District No. 4 shall be included within the annual budget of the District.

**Section 5.** While all employees of the District shall be and remain the employees of the District, the Board recognizes that the England District Sub-District No. 4 will benefit from work performed by such employees of the District, and to the extent necessary, the employee handbook, personnel policies, and manual of accounting policies and procedures, as they exist from time to time, are hereby adopted by and shall apply to the England District Sub-District No. 4.

**Section 6.** There has been published two times in the Alexandria Town Talk notice describing the boundaries of the Sub-District No. 4 and informing the citizens of the date of consideration of the designation of the project area and the creation of Sub-District No. 4, said notice was published in the form of the Notice of Intention attached hereto as Exhibit B.

**Section 7.** Louisiana Central is hereby designated to act as an agent of the EEIDD for the express and limited purpose of negotiating on behalf of the EEIDD the terms of a PILOT agreement with the Company, subject to final adoption and approval by the Board.

**Section 8.** This Resolution, after adoption, shall be published one time in the Alexandria Town Talk.

**Section 9.** The Executive Director of the District is hereby authorized to do any and all things necessary and incidental to carry out the provisions of this Resolution.

**Section 10.** If any portion of this Ordinance is held invalid, the remainder shall continue in full force and effect. This Resolution shall be construed liberally to effectuate its remedial purposes.

**Section 11.** This Resolution shall become effective upon adoption.

**PARISH OF RAPIDES**

**STATE OF LOUISIANA**

I, Steve Mansour, do hereby certify that I am the duly qualified and acting Secretary of the Board of Commissioners of the England Economic and Industrial Development District of the Parish of Rapides, Alexandria, Louisiana, and further certify that the above and foregoing constitutes a true and correct copy of a resolution for the minutes of a regular meeting of the England Economic and Industrial Development District held on February 26, 2026, of said minutes and resolution.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature.

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Steve Mansour, Secretary

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Zeb Winstead, Chair

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Ralph Hennessy, Executive Director

**EXHIBIT "A-1"**

The boundaries of the England District Sub-District No. 4 are composed of the following Tracts:

**Tract I:**

The following described property situated in Rapides Parish, Louisiana, to wit:

A certain 672.515 Acre tract of land together with all rights, ways, improvements and appurtenances thereon, said tract situated in Sections 38, 39, and 56 of Township 5 North Range 3 West, Rapides Parish, Louisiana, being more particularly described as follows:

Commencing at a found LADOTD concrete right-of-way monument (LAT:31°23'31.8341" LON:92°41'36.3973" NAD83) being the intersection of the southern right-of-way of Louisiana Highway 121 with the western right-of-way of Interstate 49, said point being the POINT OF BEGINNING; thence S 50°54'20" E a distance of 1109.93 feet to a found LADOTD concrete right-of-way monument; thence S 53°14'29" E a distance of 1001.63 feet to a found LADOTD concrete right-of-way monument; thence S 50°24'04" E a distance of 2200.17 feet to a found LADOTD concrete right-of-way monument; thence S 50°24'28" E a distance of 1060.64 feet to a found LADOTD concrete right-of-way monument; thence with a curve turning to the left with an arc length of 717.54 feet, with a radius of 5879.58 feet, with a chord bearing of S 53°51'44" E, with a chord length of 717.09 feet, to a set 1/2 inch iron rod; thence S 30°48'34" E a distance of 2697.80 feet to a found concrete post; thence S 46°15'44" W a distance of 1358.96 feet to a set 1/2 inch iron rod; thence S 07°05'49" W a distance of 1127.28 feet to a found 3/4 inch iron rod and cast iron post; thence N 77°40'41" W a distance of 2033.80 feet to a set 1/2 inch iron rod; thence S 49°05'50" W a distance of 551.47 feet to a set 1/2 inch iron rod; thence S 73°17'16" W a distance of 445.84 feet to a found 2 inch iron shaft; thence S 80°22'49" W a distance of 459.60 feet to a set 1/2 inch iron rod; thence N 17°44'31" W a distance of 8570.23 feet to a found 1/2 inch iron pipe; thence N 17°44'31" W a distance of 66.93 feet to a point along the ordinary low water line of the right descending bank of Bayou Jean de Jean; thence N 16°31'40" E a distance of 84.25 feet along said waterline to a point; thence N 25°13'18" E a distance of 85.70 feet along said waterline to a point; thence N 27°24'21" E a distance of 55.08 feet along said waterline to a point; thence N 09°01'03" E a distance of 53.72 feet along said waterline to a point; thence N 01°58'42" W a distance of 35.80 feet along said waterline to a point; thence N 12°05'46" W a distance of 39.16 feet along said waterline to a point; thence N 22°47'33" W a distance of 94.07 feet along said waterline to a point; thence N 23°21'49" E a distance of 61.61 feet along said waterline to a point; thence N 02°45'31" W a

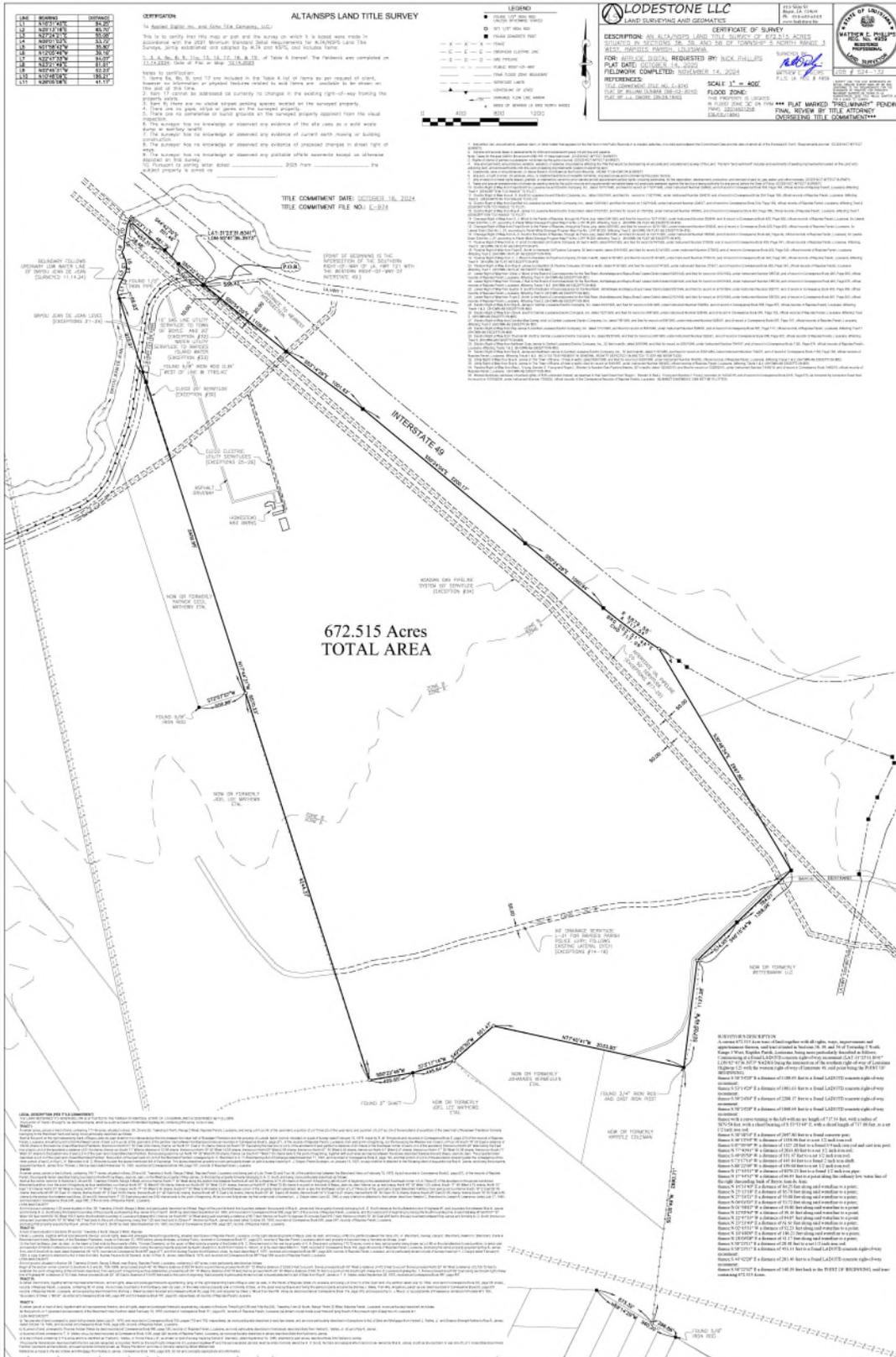
distance of 52.23 feet along said waterline to a point; thence N 10°48'09" E a distance of 186.21 feet along said waterline to a point; thence N 28°05'08" E a distance of 41.17 feet along said waterline to a point; thence S 50°23'11" E a distance of 28.48 feet to a set 1/2 inch iron rod; thence S 50°23'11" E a distance of 453.31 feet to a found LADOTD concrete right-of-way monument; thence S 44°42'20" E a distance of 201.46 feet to a found LADOTD concrete right-of-way monument; thence S 50°22'42" E a distance of 340.39 feet back to the POINT OF BEGINNING, said tract containing 672.515 Acres, as per survey by Lodestone LLC Land Surveying and Geomatics dated October 14, 2025, a copy of which is attached hereto Exhibit "A-2."

**Tract II:**

[PLACE HOLDER FOR LEGAL DESCRIPTION OF ROAD SERVITUDE,  
APPLIED DIGITAL TO PROVIDE]

A copy of the survey by \_\_\_\_\_, dated \_\_\_\_\_, which is attached hereto as Exhibit "A-3."

# EXHIBIT "A-2"



**EXHIBIT "A-3"**

[PLACEHOLDER FOR ROAD SERVITUDE SURVEY DRAWING]

**EXHIBIT "B"**

**NOTICE OF INTENTION TO DESIGNATE PROJECT AREA  
AND CREATE ENGLAND DISTRICT SUB-DISTRICT NO. 4**

Pursuant to the provisions of La. R.S. 33:130.355(12) and other constitutional and statutory authority supplemental thereto, NOTICE IS HEREBY GIVEN of the intention to designate a project area and create a sub-district (the "England District Sub-District No. 4") within the District, which England District Sub-District No. 4 shall comprise and embrace all of that territory within the following described boundaries, to-wit:

The boundaries of the England District Sub-District No. 4 are composed of the following Tracts:

**Tract I:**

The following described property situated in Rapides Parish, Louisiana, to wit:

A certain 672.515 Acre tract of land together with all rights, ways, improvements and appurtenances thereon, said tract situated in Sections 38, 39, and 56 of Township 5 North Range 3 West, Rapides Parish, Louisiana, being more particularly described as follows:

Commencing at a found LADOTD concrete right-of-way monument (LAT:31°23'31.8341" LON:92°41'36.3973" NAD83) being the intersection of the southern right-of-way of Louisiana Highway 121 with the western right-of-way of Interstate 49, said point being the POINT OF BEGINNING; thence S 50°54'20" E a distance of 1109.93 feet to a found LADOTD concrete right-of-way monument; thence S 53°14'29" E a distance of 1001.63 feet to a found LADOTD concrete right-of-way monument; thence S 50°24'04" E a distance of 2200.17 feet to a found LADOTD concrete right-of-way monument; thence S 50°24'28" E a distance of 1060.64 feet to a found LADOTD concrete right-of-way monument; thence with a curve turning to the left with an arc length of 717.54 feet, with a radius of 5879.58 feet, with a chord bearing of S 53°51'44" E, with a chord length of 717.09 feet, to a set 1/2 inch iron rod; thence S 30°48'34" E a distance of 2697.80 feet to a found concrete post; thence S 46°15'44" W a distance of 1358.96 feet to a set 1/2 inch iron rod; thence S 07°05'49" W a distance of 1127.28 feet to a found 3/4 inch iron rod and cast iron post; thence N 77°40'41" W a distance of 2033.80 feet to a set 1/2 inch iron rod; thence S 49°05'50" W a distance of 551.47 feet to a set 1/2 inch iron rod; thence S 73°17'16" W a distance of 445.84 feet to a found 2 inch iron shaft; thence S 80°22'49" W a distance of 459.60 feet to a set 1/2 inch iron rod; thence N

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**Tract II:**

[PLACE HOLDER FOR LEGAL DESCRIPTIN OF ROAD SERVITUDE,  
APPLIED DIGITAL TO PROVIDE]

The above described tracts I and II collectively contain \_\_\_\_ acres, more or less.

NOTICE IS HEREBY FURTHER GIVEN that the Board of Commissioners of the England Economic and Industrial Development District, will meet in open and public session at its regular meeting place, the 1611 Arnold Drive, Alexandria, Louisiana, on 26<sup>th</sup> day of February, 2026, at or about 4:00 o'clock p.m. immediately following the duly noticed and public Committee meetings of the Board of Commissioners of the England Economic and Industrial Development District, and will on that date and time hear any and all objections to the creation of the proposed England District Sub-District No. 4, and after disposing of all objections, if there be any, the Board of Commissioners shall, if it determines to do so, adopt a resolution designating a project area and creating said England District Sub-District No. 4 and defining the boundaries thereof. The Board of Commissioners of the England Economic and Industrial Development District will serve as the governing authority of England District Sub-District No. 4.

THUS DONE AND SIGNED at Alexandria, Louisiana, on this, the \_\_\_\_ day of January, 2026.

/s/ Ralph Hennessy  
Ralph Hennessy, C.M.  
Executive Director, England Economic and  
Industrial Development District