



MEETING NOTICE

TO: Board of Commissioners, Public, Press and Media
FROM: Oday Lavergne, Chair, EEIDD
SUBJECT: Regular Board Meeting

The England Economic and Industrial Development District Board Meeting is scheduled to be held **Thursday, April 23, 2026, at 4:00 p.m.** in the EEIDD Board Room, 1611 Arnold Drive, Alexandria, LA 71303.

The EEIDD's Board Meetings are available via Livestream on England Airpark's website. Visit www.EnglandAirpark.org/england-authority/. When the EEIDD web page opens, scroll down the landing page and the Livestream will be available in the Board Meetings section.

**ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
BOARD OF COMMISSIONERS**

<i>Oday Lavergne, Chair</i>	<i>Myron Lawson, Jr.</i>
<i>Jamar Gailles, Vice-Chair</i>	<i>Joe McPherson</i>
<i>Steve Mansour, Secretary/Treasurer</i>	<i>Patrick O'Quin</i>
<i>Trey Crump</i>	<i>Charlie Weems</i>
<i>Joshua Dara, Sr.</i>	<i>Zeb Winstead, Past Chair</i>

**REGULAR MEETING
April 23, 2026
EEIDD Board Room
AGENDA**

Public comments regarding an agenda item, upon which a vote is to be taken, are allowed at board and committee meetings. Individuals should, when possible, comment on proposals during Committee hearings when an agenda item is considered. The Chair will allow public comment on an agenda item prior to a vote. Comments shall be limited to 3 minutes per person and shall be germane to the issue under consideration. Proponents and opponents should fill out a comment card and file it with the Executive Director prior to the meeting. Cards will then be handed to the Chair for use during the appropriate comment period.

- A. Call to Order
 - B. Invocation
 - C. Pledge of Allegiance
 - D. Roll Call
 - E. Public Comments
 - F. Active Items
1. Motion to approve the minutes of March 26, 2026, Regular Board meeting.
 2. Motion to approve the minutes of April 20, 2026, Special Board meeting.
 3. Presentation of Ucore update by Mr. Greg Montgomery, Plant Manager.
 4. Motion to approve Payment in Lieu of Taxes (PILOT) Term Sheet related to Project Lightning, subject to final approval by Board of Commissioners of Cooperative Endeavor Agreement between England Economic and Industrial Development District and Applied Digital incorporating the approved PILOT Term Sheet.
 5. To receive reports and recommendations from Admin / Legal Committee and Finance Committee to increase the annual salary of the Executive Director to \$240,000.00, effective May 1, 2026.
 6. Motion to approve Resolution Setting the Annual Salary of the Executive Director at \$240,000.00 (Two Hundred Forty Thousand Dollars and Zero cents), effective May 1, 2026.

7. Legislative update from Executive Director.

**ADDITIONS TO AGENDA
(By unanimous vote)**

- G. Comments by Legal Counsel
- H. Comments or Questions by Commissioners
- I. Comments by Executive Director
- J. Staff Reports – 1) Financial
 - 2) Planning and Development
 - 3) Economic Development
 - 4) Air Traffic / Service
- K. Adjourn

ADMIN/LEGAL COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
April 9, 2026

The regular meeting of the Admin/Legal Committee of the England Economic and Industrial Development District was held on **Thursday, April 9, 2026**, in the EEIDD Executive Director's Conference Room, 1611 Arnold Drive, Alexandria, Louisiana.

The Committee Chair, Mr. Myron Lawson, Jr., called the meeting to order.

The following were present: Mr. Myron Lawson, Jr., Mr. Charlie Weems (late arrival), Mr. Steve Mansour, Mr. Oday Lavergne

Absent:

Others present: Mr. Joshua Dara, Sr., Mr. Ralph Hennessy, Mr. Scott Gammel, Mr. David Broussard, Ms. Summer Steiner, Mr. Matt Nowlin, Legal Counsel

MOTION TO APPROVE THE MINUTES OF JANUARY 22, 2026, ADMIN/LEGAL COMMITTEE MEETING.

Motion by Mr. Mansour, Second by Mr. Lawson, to approve the minutes of the January 22, 2026, Admin/Legal Committee meeting.

On vote, motion carried.

MOTION TO AMEND AGENDA TO GO INTO EXECUTIVE SESSION TO DISCUSS EXECUTIVE DIRECTOR'S SALARY.

Motion by Mr. Mansour, Second by Mr. Lavergne, to amend agenda to go into Executive Session to discuss Executive Director's salary.

On vote, motion carried by unanimous consent.

Comments by Mr. Ralph Hennessy before committee entered Executive Session. Mr. Oday Lavergne commented that the information provided by Mr. Hennessy was an objective and wonderful package. Three items: 2025/2026 ACI Salary Survey, Next Move Group Regional Comparison (Texas, Louisiana, Arkansas, Mississippi), information on two former bases that were closed in the BRAC (provided by Mr. Lawson). Brunswick Landing Midcoast Regional in Brunswick, Maine and Peace Development Authority in Port Smith, New Hampshire.

MOTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS EXECUTIVE DIRECTOR'S SALARY.

Motion by Mr. Charlie Weems, second by Mr. Oday Lavergne to enter into Executive Session to discuss Executive Director's salary.

Committee entered Executive Session.

Committee meandered out of Executive Session at 4:51 p.m.

MOTION TO RECOMMEND TO FINANCE/AUDIT COMMITTEE TO INCREASE EXECUTIVE DIRECTOR'S SALARY TO \$240,000 PER YEAR EFFECTIVE MAY 1, 2026.

Motion by Mr. Charlie Weems, second by Mr. Steve Mansour, to recommend to Finance/Audit Committee to increase Executive Director's salary to \$240,000 per year effective May 1, 2026.

On vote, motion carried by unanimous consent.

Mr. Oday Lavergne discussed process. Make recommendation to Finance/Audit Committee and ask they meet before the April 23, 2026 board meeting so it can be placed on the agenda so item can go into effect as of May 1, 2026. No budget amendment required.

Received update from the Executive Director on Airpark issues.

Still in limbo with Applied Digital. They are working through their agreement process with hyperscalers. Nothing more to report other than they anticipate having something within the next couple of weeks. May be bringing something to the board for a special board meeting for the term sheet for the CEA.

LaSalle Corrections: working with Federal Government on getting IGSA. They have come back to LaSalle to grow the number of staff for this project. Hopefully within the next few days IGSA will be finalized. Nothing further for the Board to approve.

Reminder: May 21, 2026 United flight to Houston. A handful of EEIDD employees/commissioners will be on the inaugural flight to Houston and return the same evening. Millionaire is working on hosting a dinner for the Board, the airlines and a few other dignitaries on May 20, 2026. They are working on details right now but the board will be notified when everything is finalized.

Mr. Myron Lawson, Jr., Committee Chair
ADMIN/LEGAL COMMITTEE
England Economic & Industrial Development District

**THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
BOARD OF COMMISSIONERS REGULAR BOARD MEETING
MARCH 26, 2026**

The England Economic and Industrial Development District met in Regular Meeting in the England Airpark Board Room, 1611 Arnold Drive, Alexandria, Louisiana, on **Thursday, March 26, 2026**.

Mr. Oday Lavergne, Chair of the England Authority, called the meeting to order at 4:03 p.m.

The England Economic and Industrial Development District was duly convened as the governing authority of said District by Mr. Oday Lavergne, Chair, who stated that the England Economic and Industrial Development District was ready for the transaction of business.

Present: Chair Mr. Oday Lavergne, Secretary/Treasurer Mr. Steve Mansour, Mr. Trey Crump, Mr. Joe McPherson, Mr. Patrick O'Quin and Mr. Charlie Weems.

Absent: Mr. Joshua Dara, Sr., Jamar Gailles, Mr. Myron Lawson, Jr., Mr. Zeb Winstead

MOTION TO APPROVE THE MINUTES OF FEBRUARY 26, 2026, REGULAR BOARD MEETING.

Motion by **Mr. Steve Mansour**, second by **Mr. Charlie Weems**, to approve the minutes of February 26, 2026, Regular Session Meeting. On vote, motion passed.

MOTION TO ADOPT BUDGET AMENDMENT #3 TO THE 2025/2026 FISCAL YEAR BUDGET.

Motion by **Mr. Charlie Weems**, second by **Mr. Joe McPherson**, to adopt Budget Amendment #3 to the 2025-2026 Fiscal Year Budget.

Ms. Summer Steiner presented information on Budget Amendment #3:

Boundary survey needed to be done to renew ISB lease. Consulting contract is going to be about \$35,000, which was not budgeted. Revenue from LaSalle Compass for April, May and June of this year was added as well. Under supplies and materials, \$8,600 for rebadging supplies for the terminal required every two years, which was overlooked. Repair of camera on fuel tank. Cameras will be updated during that process. Windows and floors at the Community Center will be cleaned. Six roofs in England Oaks to be replaced.

On vote, motion passed.

MOTION TO ADOPT A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO FILE A NEW PFC APPLICATION AND AMEND OPEN APPLICATIONS AT ALEXANDRIA INTERNATIONAL AIRPORT.

Motion by Mr. Joe McPherson, second by Mr. Steve Mansour, to adopt a resolution authorizing the Executive Director to file a new PFC application and amend open applications at Alexandria International Airport. On vote, motion passed.

Ms. Summer Steiner presented information on Resolution: PFC is Passenger Facility Charge; program regulated by FAA. Passenger pays \$4.50 on their ticket that goes to the airlines. Airline keeps 11 cents because they are handling it and we get back \$4.39 of that charge. We are required to put together an application for proposed PFC projects that we intend to use these monies on. Airlines must give approval; ultimate approval goes to FAA. Projects restricted to ones that enhance safety and capacity or improve the overall competition of air service.

Presentation by Mr. Jeremiah Gerald with ASM North America regarding air service.

Presentation by Executive Director regarding the projects being pursued for potential Airpark tenants:

Ucore: Mr. Mike Schrider with Ucore will be at the April meeting. A large piece of equipment will be moved into the facility on April 2. They will be advertising and interviewing chemist-type people and some of the other positions over the next couple of months. They anticipate being operational this summer with product leaving the facility at the end of the year. They are also going to talk to Union Tank Car because the people they are getting hydrochloric acid from are buying train cars from Union Tank, and they are going to use them to move product from South Louisiana using the rail spur.

Robison Lumber: Biochar company headquartered out of New Orleans. David Broussard is working on finalizing a deal with them on one of the certified sites next to Union Tank Car. They will need about 30-acre tract of land for about a three-to-five-year period to construct the biochar facility, which takes wood product from the wood basket we live in and converts it into a usable product for several industrial uses.

Bistro and Parc England Hotel: In discussion with an entity that would like to take both and do something in relation to Applied Digital's development going on in Boyce. Will keep the board updated as it develops.

Deli: Caterer interested in leasing it. They already have a contract with Applied Digital and are looking for a place to house their catering operation for those construction workers closer to the project site. Still in negotiations.

Project Pixel: Nothing to update now. Board approved the overlay district. Ball is in Applied Digital's court with getting their hyperscale on board and working with LED before the CEA can be finalized and brought to the Board.

Time Trend Building: Facility where Shelton has all its equipment parked. No longer there. We are contemplating converting that to a good usable warehouse to go along with like what we're doing with the gym. We have had a couple of inquiries from some contractors affiliated with Applied Digital looking for some storage space.

Brown Eagle Warehouses: based out of Baton Rouge. They are trying to get into Central Louisiana and help with warehouse space for Proctor and Gamble. We've met with them about possible land use where they may come in and develop 100,000 square foot warehouses in the air park.

Ochsner Health: We have a meeting with them on April 9 to discuss the old hospital to see if that may be something that they are interested in. It's just been initial conversations. Referred to by Brown Eagle Warehouses, who has a connection with Ochsner Health.

AST Turbo: Drilling servicing company that is currently leasing a couple of bays and office space. Looking to expand and take on another service bay. It's time to renew the agreement with them.

LaSalle Family Foundation: Approved last month. In the final stages. Matt is working with them on finalizing the agreement. Waiting on Federal Government to provide some specific data to go into the agreements so we can move forward and start the groundwork on that project.

UTLX (Union Tank Car): Looking to expand. They are having to work through some market conditions.

Corps of Engineers: ISV lease expires in April. Federal government requires a physical survey to be done of the area, and then an individual survey and facility or appraisal of each building to go into that. If the current agreement expires before the new one is in place, it reverts to a month-to-month. The federal government is going to continue to pay us at the current rate while we're finalizing the new contract.

Westside development: There are no real utilities on the westside. Working through the Fast Sites grant that the Board was informed of last month. There's the possibility of using something along those lines to finance utilities to go in on the west side. However, there are some other grant opportunities. Fast sites loan requires us to pay back at least 50%. Grant program would fund 100%.

Discussion regarding impediments to Economic Development: What are the major issues we have right now in Central Louisiana for economic development? Large scale projects that generate electricity. How much does Cleco have of additional capacity to go toward some of these large projects? Cleco is working on increasing their capacity. This is a nationwide problem that everyone has with economic development and electrical generation. Certified Sites were the rage for the last 10 years. We have met with Louisiana Central and LED about adding more of our properties as certified sites.

Presentation of Legislative updates by Executive Director: Commissioners received a copy of the bills we are tracking. Brief discussion followed.

Comments from Legal Counsel: Counsel reminded Commissioners about reporting requirements for Tier 2.1. Deadline for filing is May 15.

Committee Reports: Economic Development Committee: Mr. Patrick O'Quin stated all relevant information was reported by Executive Director.

Comments by Executive Director: Recognized Summer Steiner for receiving her ACE (Airport Certified Employee) accreditation with the American Association of Airport Executives. Scott Gammel will transition from being the Airport Director in Capital Projects to the Director of Planning and Development.

Staff Reports:

Financial: Ms. Summer Steiner reported that according to the year-to-date budget, we are right on target. Revenues are about 0.5% over, and expenses are 7% below. Next month there will be another set of quarterly financials.

Airport and Capital Projects: Mr. Scott Gammel reported numbers are very strong and we're positioning ourselves very well for United coming in May. Met with United representative yesterday. Very pleased with what they have seen, very excited, and everything is right where it needs to be for successful United launch. Getting ready to finish the runway extension project.

Economic Development: Updates already covered. Nothing further to report.

MOTION TO ENTER INTO EXECUTIVE SESSION FOR DISCUSSION OF LEGAL UPDATES BY EEIDD ATTORNEY REGARDING CJT BAYOU CUISINE, LLC, ET AL V. EEIDD, CIVIL SUIT NO. 276,330-F, NINTH JUDICIAL DISTRICT COURT, RAPIDES PARISH, LOUISIANA. LA. R.S. 42:17(A)(2).

MOTION TO ENTER INTO EXECUTIVE SESSION FOR DISCUSSION OF POTENTIAL LITIGATION INVOLVING FEDERAL DYNAMICS CORPORATION AND DECLARATION OF MD-83 COMMERCIAL TRANSPORT AIRCRFAT N708WA / N113RA AS DERELICT AND/OR ABANDONED UNDER EEIDD CODE OF ORDINANCES AND POLICIES, PART II, CHAPTER 4, ARTICLE IX, SECTIONS 4-229 – 236. LA. R.S. 42:17(A)(2).

Motion by Mr. Charlie Weems, second by Mr. Trey Crump to enter into Executive Session for two Executive Session items. On vote, motion passed.

Commissioners entered Executive Session at 6:19 p.m. Commissioners meandered out of Executive Session at 6:55 p.m.

Having no further business, meeting was adjourned at 6:55 p.m.

Oday Lavergne, Chair

*England Economic and Industrial Development District
Board of Commissioners*

Steve Mansour, Secretary/Treasurer

*England Economic and Industrial Development District
Board of Commissioners*

**THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
BOARD OF COMMISSIONERS SPECIAL BOARD MEETING
April 20, 2026**

The England Economic and Industrial Development District met in Special Meeting in the EEIDD Board Room, 1611 Arnold Drive, Alexandria, Louisiana, on **Monday, April 20, 2026**.

Mr. Oday Lavergne, Chair of the EEIDD, called the meeting to order at 4:00 p.m.

The England Economic and Industrial Development District was duly convened as the governing authority of said District by Mr. Oday Lavergne, Chair, who stated that the England Economic and Industrial Development District was ready for the transaction of business.

Present: Chair, Mr. Oday Lavergne, Vice-Chair, Mr. Jamar Gales, Secretary/Treasurer, Mr. Steve Mansour, Mr. Joshua Dara, Sr., Mr. Myron Lawson, Jr., Mr. Joe McPherson, Mr. Charlie Weems, and Mr. Zeb Winstead.

Absent: Mr. Trey Crump, Mr. Patrick O'Quin

MOTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS CERTAIN ECONOMIC DEVELOPMENT NEGOTIATIONS RELATED TO PROJECT LIGHTNING, AS PROVIDED FOR BY LA. R.S. 42:17(A)(1), LA. R.S. 44:22.2, AND LA. R.S. 33:130.351, AND SHALL RECEIVE ATTORNEY-CLIENT PRIVILEGED COMMUNICATIONS FROM ITS LEGAL COUNSEL AS PROVIDED FOR BY LA. CODE OF EVIDENCE ART. 506(B), AND IN ACCORDANCE WITH LA. ATTORNEY GENERAL OPINION NO. 18-0144.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gales**, to enter into executive session to discuss certain economic development negotiations related to economic development Project Lightning, as provided for by La. R.S. 42:17(a)(1), La. R.S. 44:22.2, and La. R.S. 33:130.351, and shall receive attorney-client privileged communications from its legal counsel as provided for by La. Code of Evidence art. 506(B), and in accordance with La. Attorney General Opinion No. 18-0144.

Commissioners entered Executive Session at 4:04 p.m. Commissioners exited Executive Session at 5:56 p.m. Mr. Oday Lavergne adjourned the meeting at 5:56 p.m.

Oday Lavergne, Chair

*England Economic and Industrial Development District
Board of Commissioners*

Steve Mansour, Secretary/Treasurer

*England Economic and Industrial Development District
Board of Commissioners*



BOARD OF COMMISSIONERS MEETING

DATE: _____

TITLE:

--

EXPLANATION:

--

ATTACHMENTS INCLUDED:

- Document/Proposal Attached
- Term Sheet Attached
- Financials Attached
- N/A

FINANCIAL/BUDGET INFORMATION:

Title: _____
Number: _____
Balance of Account: _____
Amount of Expense: _____
Amount Remaining: _____

SUBMITTED BY:

Executive Director	_____
Deputy Director, Airport & Capital Projects	_____
Deputy Director, England Airpark	_____
Director of Finance & Human Resources	_____
Commissioner	_____

COMMITTEE:

<input type="checkbox"/> Admin/Legal
<input type="checkbox"/> Finance/Audit
<input type="checkbox"/> Economic Development
<input type="checkbox"/> Capital Projects

Economic Development Financing Term Sheet

Company, code named Project Lightning, is a corporation authorized to do business in the State of Louisiana (the “*Company*”) and is proposing to construct and equip, or will cause to be constructed and equipped, a herein defined economic development Project. The England Economic and Industrial Development District is political subdivision of the State of Louisiana, composed of all territory located within Rapides Parish (the “*District*”), and whose object and purpose include the promotion of economic development in the form of job creation and capital investment to replace and enhance the economic benefits generated by the former England Air Force Base (the “*Public Purpose*”). There is a significant need to stimulate economic activity and job growth in the Parish of Rapides (the “*Parish*”). Central Louisiana Economic Development Alliance, Inc., doing business as Louisiana Central, is the State’s designated regional economic development organization serving the Parish (“*Louisiana Central*”). In combination with the support package provided by the State of Louisiana (the “*State*”) we have worked with the District to develop an economic development package to be offered to the Company as a material inducement to locate the Project in the Parish and have requested the District authorize and issue such economic development package through the utilization of a payment-in-lieu of tax (“*PILOT*”) arrangement. Attracting the Project to the Parish is in line with the District’s Public Purpose and therefore, the District desires to assist in such efforts. The District proposes to enter into a PILOT Lease Agreement with the Company and the tenant/end user of the Project, with respect to all moveable and immovable property forming the Project (the “*PILOT Agreement*”) based on the guidelines outlined in this “*Term Sheet*” as developed by Louisiana Central. During the Term of the PILOT Agreement, the Company will receive the benefits from a reduction in ad valorem taxes associated with the Project based on the number of jobs created and maintained and the Capital Investment associated with the Project. “*Capital Investment*” shall mean that portion of the cost of acquiring, constructing, installing and equipping the Project that is, or would be with a proper election, capitalizable for Federal Income Tax purposes, and is or could be used in the calculation of cost basis, capital gains or losses, and/or depreciation under federal income tax laws and regulations.

Company: Code Name: Project Lightning; The terms contained in this Term Sheet shall apply to both the developer/owner as well as the hyperscaler/tenant.

Issuer: The England Economic and Industrial Development District

Targeted Employment: The Company shall be responsible for creating and maintaining two hundred (200) full-time jobs by no later than five (5) years from the date in which the project, or a substantial portion thereof, receives a certificate of occupancy, with wages at or above 150% of the then statewide annual average wage (exclusive of benefits) (the, “*Targeted Employment*”).

Project: Acquisition, construction and operation of a datacenter campus for data processing and storage, creating the Targeted Employment outlined above and representing a Capital Investment of at least three billion, six hundred million dollars (\$3,600,000,000) (the “*Project*”).

Benefits: Minimum benefits to include health insurance.

PILOT Administrator: Louisiana Central

Term: Fifteen (15) years from the date of issuance of the first certificate of occupancy for any part or portion of the Project, with an option for two (2) five (5) year renewals.

PILOT: Each tax year, Company shall make a payment in lieu of ad valorem taxes. Each “PILOT Payment” is based on the PILOT Payment schedule. A new PILOT Agreement shall be negotiated for any expansion beyond the 300-megawatt critical IT load for the Project.

Community Support Investment: Additionally, the Company shall make payments equal to eighteen million dollars (\$18,000,000) per year for three (3) years commencing on the date the PILOT Agreement is executed, to provide seed funding for a matching funds trust for regional community and infrastructure development and support for local taxing bodies.

PILOT Payment Schedule: The PILOT Payment schedule is outlined on the attached **Exhibit A**, with year one (1) commencing on December 1 of the year in which the project, or a substantial portion thereof, receives a certificate of occupancy.

PILOT Percentage Adjustments: The PILOT Payment shall be temporarily increased by the PILOT Percentage Adjustment if the Company fails to meet the Targeted Employment for one year (the “*Missed Target Period*”). The PILOT Percentage Adjustment shall take effect in the year following the Missed Target Period and will remain in effect until December 31st of the year in which the Company achieves the Targeted Employment (the “*PILOT Adjustment Period*”). Once the PILOT Adjustment Period ends, the PILOT Payment will return to its scheduled amount starting the following year. During the PILOT Adjustment Period, the PILOT Percentage Adjustment will be reset based on the Targeted Employment shortfall at the end of each year. The amount of the PILOT Percentage Adjustment shall be determined by calculating the percentage of the Targeted Employment shortfall and multiplying that figure by 1.8. For example, in year 4, with a Targeted Employment of 200 and a shortfall of 20, the PILOT Percentage Adjustment would be 18% $((20/200) \times 1.8 \times 100 = 18\%)$. As a result, the PILOT Payment for year 5 would be \$31,152,000 $(26,400,000 \times 1.18 = 31,152,000)$. In the

event the shortfall is greater than 50%, the PILOT Payment shall be the amount due if there was no PILOT Agreement in place.

Fees:

The Company agrees to pay the following fees:

(a) At the signing of this Term Sheet, the non-refundable application fee in the amount of \$3,000.

(b) A closing fee of the in the amount of 1/20th of 1% of the Capital Investment associated with the Project with a cap of \$300,000.

(c) On the 1st day of December in each calendar year, commencing the year in which the PILOT Agreement is executed, an annual administrative fee in the amount of 1/10th of 1% of the Capital Investment associated with the Project with an annual cap of \$600,000.

(d) The cost of a third-party economic impact report.

Additional Conditions:

(a) Company will repair any roads which sustain damage as a result of increased usage during the construction of the Project. Said roads will be restored to the same or better condition than existed immediately prior to the commencement of construction.

(b) Company will take all action necessary to ensure the existence of the Project does not result in a reduction of the surrounding community's Public Protection Classification to the extent that such reduction results in an increase in homeowner's insurance premiums.

(c) Land and other property purchased by the Company for the Project after the execution of the PILOT Agreement shall be eligible to be incorporated into the PILOT Agreement at any time prior to December 31, 2029, at the request of the Company. However, the inclusion of additional property will not extend the term of the PILOT Agreement.

This Term Sheet provides a summary of certain financial terms offered by the District, at the request of Louisiana Central. The terms herein are subject to additional terms and conditions to be negotiated and contained in a PILOT Agreement and related documents (collectively, the "**PILOT Documents**"). This Term Sheet serves as a basis to move forward pursuant to the guidelines contained herein. By signing below, the parties agree to work in good faith to negotiate the PILOT Documents. Notwithstanding anything to the contrary herein, neither party is bound to execute the PILOT Documents. The terms continued herein are contingent upon the Company executing a lease agreement with a term of at least fifteen (15) years with a nationally or globally recognized technology company based on the United States that designs, develops, leases, and/or utilizes hyperscale data center facilities for the provision of services relating to cloud computing, data processing, data storage, and/or artificial intelligence, and had annual consolidated revenues in excess

of \$100 billion in the most recently completed fiscal year, or an affiliate of such a technology company.

[Signatures on the following page]

Accepted on this ____ day of _____, 202_ by:

England Economic and Industrial Development District

By: _____
Name: _____
Its: _____

Central Louisiana Economic Development Alliance, Inc.

By: _____
Name: _____
Its: _____

COMPANY

By: _____
Name: _____
Its: _____

EXHIBIT A

PILOT Payment Schedule

Year 1	\$ 27,400,000
Year 2	\$ 26,400,000
Year 3	\$ 26,400,000
Year 4	\$ 26,400,000
Year 5	\$ 26,400,000
Year 6	\$ 25,400,000
Year 7	\$ 25,400,000
Year 8	\$ 25,400,000
Year 9	\$ 25,400,000
Year 10	\$ 23,400,000
Year 11	\$ 23,400,000
Year 12	\$ 23,400,000
Year 13	\$ 23,400,000
Year 14	\$ 22,400,000
Year 15	\$ 22,400,000
Year 16	\$ 22,400,000
Year 17	\$ 22,400,000
Year 18	\$ 20,400,000
Year 19	\$ 20,400,000
Year 20	\$ 20,400,000
Year 21	\$ 20,400,000
Year 22	\$ 19,400,000
Year 23	\$ 19,400,000
Year 24	\$ 19,400,000
Year 25	\$ 19,400,000

Alexandria International Airport Comparative Air Traffic Report

	Mar-26		Mar-25	Annual Gain/ Loss
United Airline				
enplaned				
deplaned				
Delta - ATL	90 departures (2 cancelled)	78 departures (0 cancelled)	94 departures (2 cancelled)	
enplaned	4,917 (YTD 12,671)	3,903 (YTD 7,754)	4,110 (YTD 10,366)	20%
deplaned	5,027 (YTD 13,504)	4,312 (YTD 8,477)	4,213 (YTD 10,537)	19%
American	90 departures (3 cancelled)	70 departures (0 cancelled)	96 departures (5 cancelled)	
enplaned DFW	4,389 (YTD 11,700)	3,746 (YTD 7,311)	3,576	
deplaned DFW	4,039 (YTD 11,029)	3,550 (YTD 6,990)	3,523	
enplaned CLT				
deplaned CLT				
total enplaned	4,389 (YTD 11,700)	3,746 (YTD 7,311)	3,576 (YTD 9,579)	23%
total deplaned	4,039 (YTD 11,029)	3,550 (YTD 6,990)	3,523 (YTD 9,222)	15%
Charter				
ICE enplaned	12,541	12,975		
Military				
enplaned	1,064	1,136	2,410	-56%
deplaned			980	
TOTAL				
enplaned	22,911 (w/o charter 9306)	21,760 (w/o charter 7649)	10,096 (w/o charter 7686)	127%(21%)
deplaned	(w/o charter 9066)	(w/o charter 7862)	8,716 (w/o charter 7736)	(17%)
YEAR-TO-DATE				
enplaned	62,973 (w/o charter 24,371)	40,062 (w/o charter 15,065)	25,240 (w/o charter 19,945)	150%(22%)
deplaned	(w/o charter 24,533)	(w/o charter 15,467)	28,475 (w/o charter 19,759)	(24%)
Airport Operations				
Aircraft Classification				
Military	1,091	363		
General Aviation	2,027	1,789		
Air Carrier/Air Taxi	1,209	1,056	785	
Total (1)	4,327	3,208	2405	
			732	
Arrival/Departure Type			3,922	
IFR Arrival	915	848		
IFR Departure	892	851		
Special Use	0	0	738	
VFR Itinerate	186	217	719	
VFR Local	2,334	1,292	298	
Overflights	0	0	2,167	
Total (2)	4,327	3,208	3,922	
TOTAL	4,327	3,208	3,922	
YEAR-TO-DATE	10,198	5,871	8,773	16%
Cargo/Priority Parcel/shipment				
Commercial Airlines				
Freight	109	32	1,103	
YEAR-TO-DATE	1,484	1,375	2,446	-39%
Military Cargo				
Inbound	313,000 lbs/156.50 tons	377,600 lbs/189 tons	151,000 lbs/76 tons	
Outbound	320,000 lbs/160 tons	252,000 lbs/126 tons	65,000 lbs/33 tons	
Total Military Cargo	633,000 lbs/316.50 tons	629,600 lbs/315 tons	216,000 lbs/108 tons	
YEAR-TO-DATE	1,456,600 lbs/728 tons	823,600 lbs/412 tons	664,000 lbs/302 tons	119%
Fuel Sales	1,091,433	632,387	934,957	
YEAR-TO-DATE	2,571,565	1,480,132	1,694,164	52%