

RESOLUTION NO. 080-2026

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 AUTHORIZES THE EXECUTION OF A COOPERATIVE ENDEAVOR AGREEMENT WITH THE CENTRAL LOUISIANA ECONOMIC DEVELOPMENT ALLIANCE TO PROVIDE FOR THE PROFESSIONAL MARKETING OF THE REGION AND THE IMPLEMENTATION, STRUCTURING, DOCUMENTATION, AND LONG-TERM ADMINISTRATION OF ECONOMIC DEVELOPMENT PROGRAMS AND INCENTIVES, INCLUDING PAYMENT IN LIEU OF TAXES AND PERFORMANCE-BASED GRANTS; TO PROVIDE FOR OTHER RELATED ECONOMIC DEVELOPMENT SERVICES AS DESCRIBED HEREIN; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND RELATED DOCUMENTS; AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, the England Economic and Industrial Development District (the “EEIDD” or the “District”) is a political subdivision of the State of Louisiana, created pursuant to **La. R.S. 33:130.351, et seq.**, and, through its Board of Commissioners (the “Board”) as the governing authority of the District, is granted the rights, powers, privileges, and immunities provided by law and the Constitution of Louisiana, subject to the limitations set forth by law; and

WHEREAS, the District was created, among other purposes, to replace and enhance the economic benefits generated by the former England Air Force Base through diversified activities fostering job creation, economic development, industry, commerce, manufacturing, tourism, aviation, transportation, and the development and operation of facilities, improvements, and infrastructure; and

WHEREAS, in furtherance of those public purposes, the EEIDD possesses authority to utilize economic development tools within Rapides Parish, including Payment-in-Lieu of Tax agreements (“PILOTs”) and performance-based grants (“PBGs”), as authorized by applicable constitutional and statutory law; and

WHEREAS, Central Louisiana Economic Development Alliance, a Louisiana non-profit corporation referred to as “Louisiana Central,” is the designated regional economic development organization whose mission includes recruiting new high-impact jobs and capital investment to the region while assisting existing businesses with opportunities for growth; and

WHEREAS, Louisiana Central has developed experience, knowledge, subject-matter expertise, infrastructure, and relationships relating to economic and market trends, site selectors and consultants, coordination with utilities and governmental agencies, project-site development, and the professional structuring, documentation, and long-term administration of economic development programs and incentives; and

WHEREAS, the Board has determined that engaging Louisiana Central to provide professional regional marketing and related economic development services will avoid unnecessary duplication of services and inefficient expenditure of public resources, while allowing the EEIDD to concentrate its personnel, capital, and resources on the operation, management, growth, and development of England Airpark and the EEIDD’s industrial and commercial properties; and

WHEREAS, the proposed Cooperative Endeavor Agreement (the “Agreement”) provides for Louisiana Central, working in coordination with the EEIDD, to market and promote economic development sites; identify, cultivate, and respond to project leads and inquiries; develop proposed term sheets for PILOTs and PBGs; prepare documents necessary to implement Board-approved incentives; and administer and monitor ongoing compliance obligations associated with approved PILOTs and PBGs; and

WHEREAS, the Agreement expressly provides that the EEIDD retains all decision-making authority regarding the approval or denial of any term sheet, PILOT, or PBG, and that no PILOT or PBG may be executed or become effective without the express approval and authorization of the Board; and

WHEREAS, under the Agreement, administrative fees associated with a PILOT or PBG will be established in the applicable project documents, and will be allocated between the EEIDD and Louisiana Central in the manner provided for in Section 5.02 of the Agreement, with an understanding that allocation to Louisiana Central is in compensation for and in proportion to the anticipated economic development services performed by Louisiana Central on behalf of the EEIDD, and is further subject to reimbursement of out-of-pocket expenses expressly as approved in writing by the EEIDD; and

WHEREAS, the Agreement further requires Louisiana Central to provide the EEIDD an annual report concerning services performed, the status and compliance of active PILOTs and PBGs, projects under consideration, and capital investment and job growth attributable to projects receiving such incentives; and

WHEREAS, under Section 7.11 of the Agreement, the Agreement has an initial term of five (5) years, provides for successive five-year renewal terms unless timely notice of non-renewal is given, and permits either Party to terminate the Agreement for convenience upon ninety (90) days written notice, subject to the transition provisions stated therein; and

WHEREAS, Article VII, Section 14(C) of the Constitution of the State of Louisiana authorizes the State and its political subdivisions, for a public purpose, to engage in cooperative endeavors with public or private associations, corporations, or individuals; and

WHEREAS, the Board finds that the Agreement advances valid and beneficial public purposes by promoting economic development, job creation, capital investment, redevelopment, increased tax revenue, and other economic benefits within England Airpark and Rapides Parish, and that the public benefit reasonably expected to result from the Agreement exceeds the obligations to be incurred by the EEIDD; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the England Economic and Industrial Development District, in legal session convened, that:

Section 1. Approval of Cooperative Endeavor Agreement.

The Board of Commissioners hereby approves the Cooperative Endeavor Agreement between the Central Louisiana Economic Development Alliance and the England Economic and Industrial Development District substantially in the form presented to the Board as **Attachment “A”** to this Resolution, to provide for the professional marketing of the region and the implementation, structuring, documentation, and long-term administration of economic development programs and incentives, including PILOTs and PBGs, together with the other related economic development services described in the Agreement.

Section 2. Authority to Execute and Implement Agreement.

The Executive Director of the EEIDD is hereby authorized and directed, for and on behalf of the EEIDD, to execute and deliver the Agreement and to execute such certifications, notices, acknowledgments, and other ancillary documents, and to take such ministerial actions, as may be reasonably necessary or appropriate to carry out the purposes of this Resolution and the Agreement.

The Executive Director, in consultation with EEIDD Counsel, is further authorized to approve and incorporate non-material, conforming, or clerical revisions to the Agreement that are consistent with the intent of this Resolution and do not materially alter the EEIDD’s financial obligations, the scope of services, the term or termination rights, the indemnity provisions, or the reservation of decision-making authority to the Board. Any material amendment to the Agreement shall require further approval of the Board.

Section 3. Reservation of Board Authority Over Incentives and Projects.

Approval of the Agreement and the authority granted by this Resolution shall not constitute approval of any particular project, term sheet, PILOT, PBG, PILOT document, PBG document, or other project-specific economic development incentive. Consistent with the Agreement, the Board expressly retains all decision-making authority concerning whether to approve or deny any proposed term sheet, PILOT, or PBG, and no such incentive shall be executed or become effective without the express approval and authorization of the Board.

Section 4. Public Purpose and Cooperative Endeavor Findings.

The Board hereby finds and determines that the Agreement is entered into for valid public purposes within the authority of the EEIDD and Article VII, Section 14(C) of the Louisiana Constitution, and that the public benefits reasonably expected to result from the Agreement exceed the costs and obligations to be incurred by the EEIDD.

The Board further finds that the Agreement will promote coordinated, professional, and consistent economic development efforts within England Airpark and Rapides Parish and will serve the interests of the EEIDD and the public by supporting the recruitment, retention, and growth of high-impact jobs and capital investment.

Section 5. Severability.

If any provision, section, subsection, sentence, clause, phrase, or application of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect the remaining provisions or applications of this Resolution, which shall remain in full force and effect.

Section 6. Effective Date.

This Resolution shall become effective immediately upon its adoption by the Board of Commissioners.

This Resolution having been submitted to a vote at the October 22, 2026, legally convened public meeting, the vote thereon was as follows:

YEAS:

NAYS:

ABSTAINING:

ABSENT:

DID NOT VOTE:

And this Resolution was declared adopted on this 22 day of October, 2026.

I, Steven 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, Rapides Parish, 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 Board of Commissioners held on October 22, 2026, of said minutes and resolution.

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

Steven Mansour, Secretary .

Oday Lavergne, Chair

Ralph Hennessy, Executive Director