

**JEFF DAVIS PARISH
ECONOMIC DEVELOPMENT COMMISSION (JDPEDC)
MINUTES OF MEETING
DATE: 11/13/18**

The meeting was opened, and the following attendance was noted:

Name	Representing	Present	Absent
Mike Heinen	J.D. Tourist Commission	X	
Beau Hearod	Jennings	X	
Tony Hulsey, Vice-Chairman	Jennings		X
Joel Oustalet	J.D. Tourist Commission		X
Ronnie Petree, Chairman	Welsh	X	
Jay Theunissen, Secretary/Treasurer	Jennings		X
Marilyn Watkins	J.D. Tourist Commission	X	
Rick Arceneaux	Attorney	X	
Mayor Henry Guinn	City of Jennings	X	
Marion Fox	President/CEO	X	
Tracie Fontenot	EDC Office	X	

Guest Present: Zach Hager with One Acadiana and Mayor Henry Guinn with the City of Jennings.

Call to Order ~ *Chairman Petree called* the meeting to order at 8:03am.

Approval of Agenda: *A motion was made by Marilyn Watkins, seconded by Beau Hearod and passed unanimously* to approve the agenda of November 13, 2018.

Prayer and Pledge: *Chairman Petree* said the prayer and *Tracie Fontenot* led the pledge.

Approval of Minutes: *A motion was made by Beau Hearod, seconded by Mike Heinen and passed unanimously* to approve *the minutes of October 10, 2018.*

Approval of Draft Financials: *A motion was made by Mike Heinen, seconded by Marilyn Watkins and passed unanimously* to approve *the financials ending July 31, August 30 and September 30, 2018.*

Public Comments: N/A

Old Business: PILOT program, Payment in lieu of Taxes. The Louisiana State Constitution of 1974 severely restricts the types of property that may be exempt from ad valorem taxation in the State. Article VII, Section 21 of the Constitution exempts from taxation “public lands” and “public property used for public purposes.” Following decisions of both the United States and Louisiana Supreme Courts recognizing “economic development activities” as a public purpose, property operated by a private enterprise can be exempt from ad valorem taxation *if* the property is owned by a public entity and leased to the private enterprise to encourage the development of a stated project. Police Jury would restore the Industrial Development Board of the Parish of Jefferson Davis, Louisiana, Inc. (IDB). Company and Parish Officials agree to terms of PILOT. Company and IDB agree to form of Lease Agreement and Agreement to Issue Bonds (“Lease Agreement”) and ACT of Sale of Property (“Act of Sale”). IDB board adopts resolution approving Lease Agreement and Act of Sale. Resolution is published in local paper. Not less than 30 days following publication of the resolution, the Lease Agreement and Act of Sale are executed by the parties and filed in the land records. Important provisions of the Lease Agreement include: 1. Property is exempted from ad valorem taxation for the life of the Lease Agreement. 2. Any payments the Company agrees to make for rent (the “PIOLT Payments”) are made to the Parish Sheriff as the ad valorem tax collector in the Parish. The Sheriff distributes the PILOT Payments actually received to the various tax-recipient bodies on a pro rata basis. 3. The Lease Agreement provides the

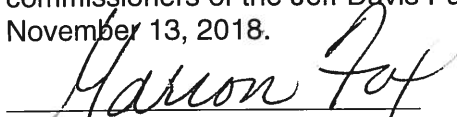
Company the opportunity to repurchase the property at any time by paying all PILOT Payments that have accrued but not yet been paid plus a *de minimis* purchase price. The Company may exercise the option to purchase at any time. 4. The Lease Agreement applies to the underlying real property, the existing buildings and structures, and any buildings or structures constructed by the Company during the term of the Lease Agreement.

The Jeff Davis Parish School Board is not participating in the GIS. Jeff Davis Economic Development will pay more for their subscription to GIS.

New Business: Joel Oustalet and Beau Heard are up for reappointment for the Board of Directors for Jeff Davis Economic Development. A request has been sent to the Jeff Davis Tourist Commission, who appointed Joel Oustalet and City of Jennings, who appointed Beau Heard to reappoint them.

Adjournment: *A motion was made by Mike Heinen, seconded by Beau Heard and passed unanimously* to adjourn.

I, Marion Fox, certify that the above and foregoing constitute the minutes of the first meeting of the commissioners of the Jeff Davis Parish Economic Development Commission held on November 13, 2018.


MARION FOX, PRESIDENT/CEO