



# **DESOTO PARISH POLICE JURY**

**April 01, 2024 at 5:00 PM**

## **Administrative Committee Meeting**

**Police Jury Meeting Room, 101 Franklin Street, Mansfield, LA 71052**

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# **AGENDA**

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## **A. CALL TO ORDER**

## **B. INVOCATION**

## **C. PLEDGE OF ALLEGIANCE**

## **D. PRESIDENT'S REPORT**

## **E. LEGAL COUNSEL'S REPORT**

## **F. CALL FOR ADDITIONS AND DELETIONS**

## **G. GUEST AND PUBLIC COMMENTS**

1. Emory Belton - Pattern Energy

## **H. ADMINISTRATIVE ITEMS**

2. Authorize ALL STAFF to close ALL operations during holidays for the Jury
3. Appoint James Robinson to the Bayou Pierre Fish and Game Commission
4. Authorize selling the property located at the Sheriff's Training Facility, 120 Sprocket Lane, to the Sheriff at Market Value and all proceeds be dedicated to the Jail Fund
5. Authorize the President to sign a Resolution approving payment in lieu of tax agreements in accordance with a term sheet; requesting the Northwest Louisiana Finance Authority enter into said payment in lieu of tax agreement; and providing for other matters with respect thereto
6. Authorize the President to sign a Resolution conveying support for an Economic Incentive Package Including an Annual Payment-In-Lieu of Tax Agreement and a Performance Based Grant for Project Seamless

## **I. ADJOURN**



# DeSoto Parish Sheriff's Office

JAYSON RICHARDSON  
SHERIFF



February 28, 2024

Mr. Michael Norton  
Parish Administrator  
Desoto Parish Police Jury  
101 Franklin Street  
Mansfield, LA 71052

**RE: Purchase of Real Property Located at 120 Sprocket Lane**

Dear Mr. Norton,

The Desoto Parish Police Jury owns real property located at 120 Sprocket Lane, Grand Cane, Louisiana, 71032 ("the Property"), which has been leased to the Desoto Parish Sheriff's Office for several decades. With the permission of the police jury, the Desoto Parish Sheriff's Office, at its own costs, has invested several million dollars into the property in order to utilize the property as a training facility and firing range. All buildings, improvements, and appurtenances located on the Property have been constructed with Sheriff's Office funds, and the Sheriff's Office has been solely responsible for maintenance of the Property.

The Desoto Parish Police Jury recently obtained an appraisal of the Property (excluding the improvements made by the Sheriff's Office), and the Property appraised for a value of \$50,000.00. The Desoto Parish Sheriff's Office desires to purchase the Property from the Desoto Parish Police Jury pursuant to the following terms:

- The Desoto Parish Sheriff's Office will pay the Desoto Parish Police Jury a lump sum of \$50,000 in exchange for full and complete title to the Property and all improvements located thereon; and
- The Desoto Parish Police Jury may retain all oil, gas, and mineral rights attached to the land in accordance with Louisiana state law.

Jayson Richardson  
Sheriff of Desoto Parish

Powell Appraisal Service  
610 Lake Forbing Drive  
Shreveport, LA 71106  
318-868-2832

INVOICE	02/15/2024 DATE	24020007 FILE NUMBER	120 Sprocket Ln CASE NUMBER
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Client: DeSoto Parish Police Jury  
101 Franklin St  
Mansfield, LA  
71052  
Attention: Sirs

Item	Total
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APPRaisal FEE FOR SERVICES RENDERED \$ 500.00

Intended User: Client and assignees  
120 Sprocket Ln  
Grand Cane, LA 71032  
NE 1/4 of NW 1/4 of SE 1/4 of Sec 36-13-14, cont 10 acres, +/-

Please detach and include the bottom portion with your payment... Thank You!

Total: \$ 500.00

Inv Date	Insp Date	Appraiser	Client Case #	File #	Client Phone #
02/15/2024	02/13/2024	Robert Powell		24020007	
<b>FROM:</b> DeSoto Parish Police Jury 101 Franklin St Mansfield, LA 71052		<b>PROPERTY:</b> Intended User: Client and assignees 120 Sprocket Ln Grand Cane, LA 71032		<b>Amount Due</b> \$ 500.00	
<b>TO:</b> <b>Attention:</b>  Powell Appraisal Service 610 Lake Forbing Drive Shreveport, LA 71106				<b>Amount Enclosed</b> \$	

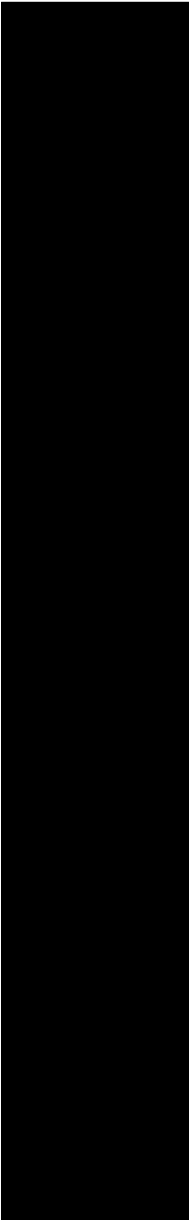
Page 3

Balance

Receipt of Invoice

Please return this portion with your payment. Thank You!

Powell Appraisal Service



**APPRAISAL REPORT**  
  
OF THE REAL PROPERTY LOCATED AT  
  
120 Sprocket Ln  
Grand Cane, LA 71032

for  
  
DeSoto Parish Police Jury  
101 Franklin St  
Mansfield, LA  
71052

as of  
  
02/13, 2024

by  
  
Robert Powell  
610 Lake Forbing Drive  
Shreveport, LA 71106

Powell Appraisal Service

Powell Appraisal Service  
610 Lake Forbing Drive  
Shreveport, LA 71106  
318-868-2832

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February 15, 2024

DeSoto Parish Police Jury  
101 Franklin St  
Mansfield, LA  
71052

Property -	120 Sprocket Ln Grand Cane, LA 71032
Client -	Client and assignees
File No. -	24020007
Case No. -	120 Sprocket Ln

Dear Sirs :

In accordance with your request, I have prepared an appraisal of the real property located at 120 Sprocket Ln, Grand Cane, LA.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 02/13, 2024 is :

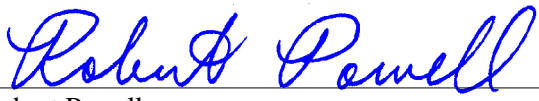
\$50,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Powell Appraisal Service

  
Robert Powell  
LA Certification #1030



IDENTIFICATION

NEIGHBORHOOD

SITE

MARKET DATA ANALYSIS

RECONCILIATION

LAND APPRAISAL REPORT

120 Sprocket Ln  
File No.24020007

Owner DeSoto Parish Police Jury Census Tract 9503 Map Reference 22-031

Property Address 120 Sprocket Ln

City Grand Cane County DeSoto State LA Zip Code 71032

Legal Description NE 1/4 of NW 1/4 of SE 1/4 of Sec 36-13-14, cont 10 acres, +/-

Sale Price \$N/A Date of Sale N/A Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD

Actual Real Estate Taxes \$15,147 (yr.)

Client DeSoto Parish Police Jury Address 101 Franklin St, Mansfield, LA, 71052

Occupant Vacant Land Appraiser Robert Powell Instructions to Appraiser Provide an opinion of value

Intended User: Client and assignees Intended Use: Provide supported market based opinion of market value

Location ☐ Urban ☐ Suburban ☒ Rural

Built Up ☐ Over 75% ☒ 25% to 75% ☐ Under 25%

Growth Rate ☐ Fully Dev. ☐ Rapid ☒ Steady ☐ Slow

Property Values ☐ Increasing ☒ Stable ☐ Declining

Demand/Supply ☐ Shortage ☒ In Balance ☐ Over Supply

Marketing Time ☐ Under 3 Mos. ☒ 4-6 Mos. ☐ Over 6 Mos.

Present Land Use 60 % 1 Family % 2-4 Fam 1 % Apts. % Condo 5 % Commercial

100.000000 % Industrial % Vacant 34 % Undeveloped/Agri-Use

Change in Present Land Use ☐ Not Likely ☐ Likely (\*) ☒ Taking Place (\*)

(\*) From Vacant Land To Residential

Predominant Occupancy ☒ Owner ☐ Tenant % Vacant

Single Family Price Range \$ 10,000 to \$ 850,000 Predominant Value \$ 150,000

Single Family Age New yrs. to 155 yrs. Predominant Age 35 yrs.

Employment Stability ☐ ☒ ☐ ☐

Convenience to Employment ☐ ☒ ☐ ☐

Convenience to Shopping ☐ ☐ ☒ ☐

Convenience to Schools ☐ ☐ ☒ ☐

Adequacy of Public Transportation ☐ ☐ ☐ ☒

Recreational Facilities ☐ ☒ ☐ ☐

Adequacy of Utilities ☐ ☒ ☐ ☐

Property Compatibility ☐ ☒ ☐ ☐

Protection from Detrimental Conditions ☐ ☐ ☒ ☐

Police and Fire Protection ☐ ☒ ☐ ☐

General Appearance of Properties ☐ ☒ ☐ ☐

Appeal to Market ☐ ☒ ☐ ☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) Mansfield/Grand Cane - Area has access to stable employment, medical facilities, shopping, schools and other amenities in the Mansfield(5,000) and Grand Cane (250) markets as well as the larger Shreveport market (Shreveport population approx 190,000), approx 30 minutes N. Area provides the advantages of small town living while being close to the city conveniences. Homes in the area are compatible. Appeal to market is average.

Dimensions 660Fx660LSx660Rx660RS = 10.000 +/- acres ☐ Corner Lot

Zoning Classification None - Any legal, community accepted use Present improvements ☒ do ☐ do not conform to zoning regulations

Highest and best use: ☒ Present use ☐ Other (specify) Commercial

Public ☒ Other (Describe)

Elec. ☒ On Site

Gas ☒ On Site

Water ☒ On Site

San. Sewer ☐ Septic System

☐ Underground Elect. & Tel.

OFF SITE IMPROVEMENTS

Street Access: ☒ Public ☐ Private

Surface Asphalt

Maintenance: ☒ Public ☐ Private

☐ Storm Sewer ☐ Curb/Gutter

☐ Sidewalk ☐ Street Lights

Topo Level, slopes to street

Size Slightly larger than typical site

Shape Square

View Typical for Area - Commercial

Drainage Appears adequate

Is the property located in a HUD Identified Special Flood Hazard Area? ☒ No ☐ Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) The site is located at the east side of Sprockett Rd - included in the DeSoto Airport property area. This area has commercial, governmental services available near the Airport. This area is approx 1/2 between Mansfield and Grand Cane - off US Hwy 171 .

\*\*\* See Additional Comments \*\*\*

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

For the Market Data Analysis ☒ See grid below. ☐ See narrative attachment.

ITEM	Subject Property	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	<u>120 Sprocket Ln</u> <u>Grand Cane, LA 71032</u>	<u>Grand Cane Firetower Rd #6</u> <u>Grand Cane, LA 71032</u>		<u>174 Rochell Ln</u> <u>Grand Cane, LA 71032</u>		<u>354 George Hunt Rd</u> <u>Grand Cane, LA 71032</u>	
Proximity to Subj.		<u>4.64 miles NW</u>		<u>9.59 miles NE</u>		<u>1.70 miles N</u>	
Sales Price	\$ <u>N/A</u>		\$ <u>30,000</u>		\$ <u>85,000</u>		\$ <u>135,000</u>
Price	\$		\$ <u>5,341</u>		\$ <u>8,500</u>		\$ <u>6,750</u>
Data Source	<u>Observation</u>	<u>NTREIS #279903NL</u>		<u>NTREIS #20098021</u>		<u>NTREIS #14558208</u>	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+ (-)\$ Adjustment	DESCRIPTION	+ (-)\$ Adjustment	DESCRIPTION	+ (-)\$ Adjustment
	<u>N/A</u>	<u>08/20/2021</u>		<u>02/28/2023</u>		<u>11/05/2021</u>	
Location	<u>Rural</u>	<u>Rural</u>		<u>Rural (Stonewall Sch) -850</u>		<u>Rural (24-13-14)</u>	
Site/View	<u>Typical for Area</u>	<u>Typical for Area</u>		<u>Typical for Area</u>		<u>Typical for Area</u>	
Site Area	<u>10.000 +/- acres</u>	<u>5.617 acres, +/-</u>		<u>10 acres, +/-</u>		<u>20.00 acre, +/-</u>	
Road Access	<u>Asphalt Road</u>	<u>Asphalt Road</u>		<u>Asphalt Road</u>		<u>Asphalt Road</u>	
Land Use	<u>Commercial w/lease</u>	<u>Residential -534</u>		<u>Residential -850</u>		<u>Homesite/Agri-Use -675</u>	
Improvements	<u>Utilities on site</u>	<u>Utilities onsite</u>		<u>Utilities available</u>		<u>Utilities available</u>	
Sales or Financing Concessions	<u>N/A</u>	<u>Cash</u>		<u>Cash</u>		<u>Conventional</u>	
	<u>N/A</u>	<u>N/A</u>		<u>N/A</u>		<u>N/A</u>	
Net Adj. (Total)		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ <u>-534</u>		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ <u>-1,700</u>		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ <u>-675</u>	
Indicated Value of Subject	<u>Gross 1.8%</u>			<u>Gross 2.0%</u>		<u>Gross 0.5%</u>	
	<u>Net -1.8% \$ 4,807/ac</u>			<u>Net -2.0% \$ 6,800/ac</u>		<u>Net -0.5% \$ 6,075/ac</u>	

Comments on Market Data: Above similar sales are in the market area and are believed to be the best available to reflect the market value of the subject. Adjustments were required for site size for # 4 & # 5 (+10%) for being a larger tract, none for amenities, and none as a time adjustment. Comp # 2 is a superior site in school district (-10%). An adjustment was required for all sales for the long term lease on the site - prohibiting other uses - prohibits a normal sale due to the long term lease. The range of values is normal and typical for this market area. \*See Add'l Comments\*

Comments and Conditions of Appraisal: The estimated indicated value is "as is" value to facilitate a sale within 90 days. After the analysis of the data gathered was reviewed, the five sales most like the subject were selected to use in the final analysis. It was felt that all comparables are reflective of the estimated value of subject. Opinion of value is contingent on attached limiting conditions. \*In appraiser's opinion, the site value = 10 acres x \$5,000/ac = \$50,000\*

Final Reconciliation: The Income Approach and Cost Approach are not applicable in a vacant land appraisal. The Direct Sales Approach is deemed most reliable to indicate market value as the sales in this analysis were considered physically similar to the subject and the Direct Sales Comparison Approach is most reflective of the current market reactions.

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I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF February 13, 2024 to be \$50,000

Powell Appraisal Service

## ADDITIONAL COMPARABLES

Intended User	Client and assignees
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Property Address 120 Sprocket Ln

City	Grand Cane	County	DeSoto	State	LA	Zip Code	71032
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Client DeSoto Parish Police Jury

MARKET DATA ANALYSIS	ITEM	Subject Property	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
	Address	120 Sprocket Ln Grand Cane, LA 71052	Cedar Hill Rd Mansfield, LA 71052		TBD Hudson Darby Mansfield, LA 71052			
	Proximity to Subj.		7.41 miles SW		11.65 miles SE			
	Sales Price	\$ N/A		\$ 395,000		\$ 140,000		\$
	Price	\$		\$ 5000		\$ 3500		\$
	Data Source	Observation	DeSoto Inst #783625		DeSoto Inst #790295			
	Date of Sale and Time Adjustment	DESCRIPTION N/A	DESCRIPTION 08/05/2022	+ (-) \$ Adjustment	DESCRIPTION 04/29/2023	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
	Location	Rural	Rural (30-12-14)		Rural (24-11-13)Inf	+875		
	Site/View	Typical for Area	Typical for Area		Typical for Area			
	Site Area	10.000 +/- acres	79 acres, +/-	+500	40.000 +/- acres	+350		
	Road Access	Asphalt Road	All Weather Rd		Asphalt Road			
	Land Use	Commercial w/lease	Agri-Use	-500	Timberland(No Flood)	-350		
	Improvements	Utilities on site	Utilities available		Utilities available			
	Sales or Financing Concessions	N/A N/A	Cash N/A		Conventional N/A			
	Net Adj. (Total)		<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$	875	<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$	
Indicated Value of Subject		Gross 0.3% Net 0.0% \$ 5,000/ac		Gross 1125.0% Net 625.0% \$ 4,375/ac		\$		

Comments on Market Data Analysis      Comp # 5 is an inferior site - requiging an adj (-10%)

ADDITIONAL COMMENTS				
Intended User	Client and assignees			
Property Address	120 Sprocket Ln			
City	Grand Cane	County	DeSoto	State LA Zip Code 71032
Client	DeSoto Parish Police Jury			

**LEGAL DESCRIPTION**

Scope of Work: The type and extent of research and analyzes in an assignment  
The following steps were used by appraiser in developing an opinion of value for the subject property.  
1. Defining the problem - Provide an opinion of value for the subject property based on current market conditions. Appraiser was not to provide any value for the improvements on site - lease property.  
2. Analyze the information  
Information obtained from:  
Governmental agencies/sources for subject characteristics  
MLS or similar data base maintained by appraiser  
Determination of subject property characteristics - size, amenities, market area, and market expectations  
Research into physical and economic factors that could affect subject  
3. Observation/inspection of subject property.  
Appraiser will:  
Inspect the property to note characteristics of the property that are relevant to its valuation.  
Investigate available market data for use in a sales comparison approach to value (The Income and Cost Approach are not reliable indicators of value in a Land Appraisal)  
Investigate and analyze any pertinent easements or restrictions  
Analyze the data found and reach conclusions regarding the market value  
Prepare the appraisal in accordance with the Uniform Standards of Professional Appraisal Practice  
4. Forming an opinion of value  
5. Reporting the analysis, conclusions, and market data on the client requested format.

**SITE**

There were no adverse easements or encroachments that would adversely affect the marketability of the subject site.  
  
A multitude of considerations affecting an analysis of this subject site exist.  
This site analysis included consideration of the following factors:  
1. Shape, size, and road frontage.  
2. Topography  
3. Flooding  
4. Easements and encroachments  
5. Utilities  
6. Environmental - No hazardous materials or waste site was observed upon inspection.  
7. Soils - No testing of the soil was performed but soil type appeared to be typical of the area.  
8. Zoning - No zoning in area  
9. Private restrictions - The site is encumbered with a ground lease that limits its potential use - based on the ground lease, approx 90 years +/-.  
10. Current Use - Commercial use  
11. Highest and best use  
  
The main consideration of site analysis is determination of "highest and best use."  
There are four criteria for estimating highest and best use:  
1. Physically possible use  
2. A legal use  
3. A feasible use  
4. Among the feasible uses, which will produce the highest net return or the highest present worth?

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ADDITIONAL COMMENTS  
Page 2

Intended User	Client and assignees				
Property Address	120 Sprocket Ln				
City	Grand Cane	County	DeSoto	State	LA Zip Code 71032
Client	DeSoto Parish Police Jury				

The strongest indicator for potential of this site is some form of commercial-use.

Appraiser's conclusion of value is based upon the assumption that there are no hidden or unapparent conditions of the property that might impact upon the buildability. Appraiser recommends due diligence be conducted through local building department or municipality to investigate buildability and whether property is suitable for intended use. Appraiser makes no representations, guarantees or warranties.

COMMENTS ON MARKET DATA

Supply and Demand Analysis:

Factors affecting supply include slightly increased land values which have caused land to become available on the market.

Factors affecting demand include location, schools, and access to amenities wanted and expected by this market.

A comparison of sales activity in the market area indicated that the market is stable with slightly increasing land values.. Lower interest rates in recent years have generated add'l interest in the area.

The expected absorption trends are 60 to 180 days fro properties on the market.

Reasonable exposure time (1-4 months) and marketing time (1-4 months) is inherent in this market and is used in this analysis

This analysis provided a range of values from \$4,375/ac to \$6,800/ac.

The mean of the range = \$5,411/ac with the median of the range = \$5,000/ac.

In appraiser's opinion, the subject site value is \$5,000/ac.

FINAL RECONCILIATION

Competency Provision: Appraiser has completed previous appraisals of similar type properties and is very familiar with the market area and similar properties.

This appraisal assignment acceptance was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The purpose of this report is to develop and report an opinion of value for the subject property. The intended use of the report is to assist the client in evaluation the subject property. The definition of market value which was applied by this appraiser was taken from the USPAP Standards Definitions 01/01/23, and is used by agencies that regulate federally insured financial institutions in the United States.

A reasonable exposure time (1-4 months) is inherent in the market-value concept. In this analysis, an examination of exposure time was linked to the value incorporated in the final opinion of value for this type of property in this market area.

Add'l Certification Statements:

I have performed no other services, as an appraisal or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding the acceptance of this assignment.

Exposure Time - estimated length of time that the property interest being appraised would

ADDITIONAL COMMENTS  
Page 3

Intended User	Client and assignees		
Property Address	120 Sprocket Ln		
City	Grand Cane	County	DeSoto
		State	LA
		Zip Code	71032
Client	DeSoto Parish Police Jury		

have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.  
Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The exposure time was concluded to be equal to the marketing time reported on page 1 of this report.

\*\*\*Appraiser did not include any mineral rights in this analysis or valuation.

PHOTOGRAPH ADDENDUM

Intended User	Client and assignees		
Property Address	120 Sprocket Ln		
City	Grand Cane	County	DeSoto
		State	LA
		Zip Code	71032
Client	DeSoto Parish Police Jury		



FRONT VIEW OF  
SUBJECT PROPERTY



REAR VIEW OF  
SUBJECT PROPERTY



STREET SCENE OF  
SUBJECT PROPERTY



PHOTOGRAPH ADDENDUM

Intended User	Client and assignees				
Property Address	120 Sprocket Ln				
City	Grand Cane	County	DeSoto	State	LA
				Zip Code	71032
Client	DeSoto Parish Police Jury				



General View



General View



General View

PHOTOGRAPH ADDENDUM

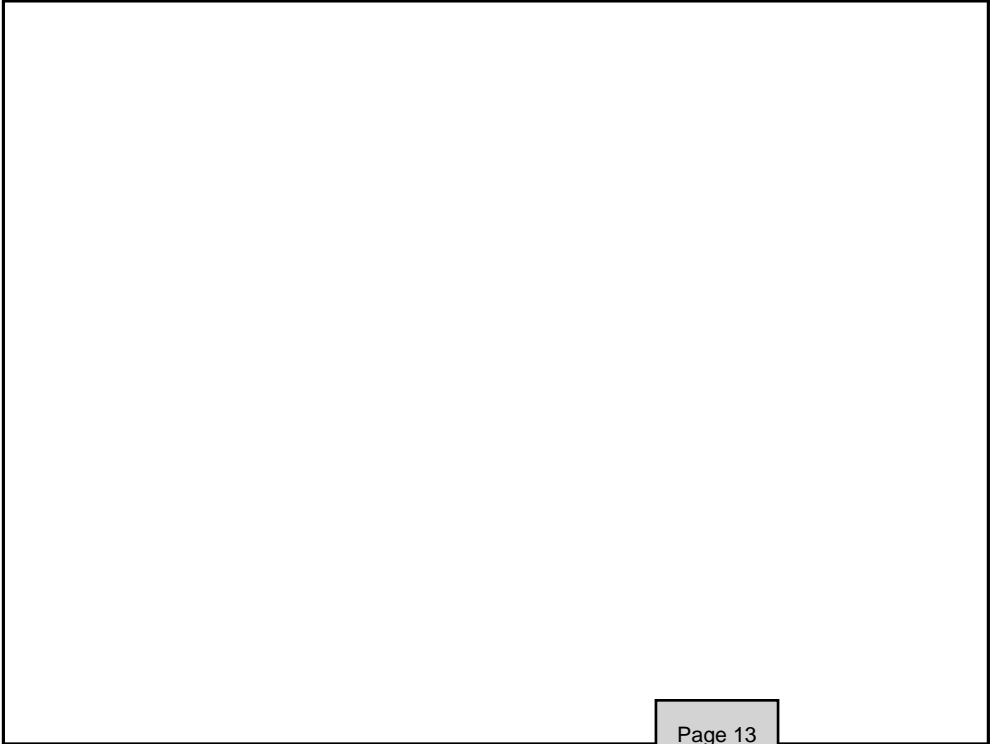
Intended User	Client and assignees				
Property Address	120 Sprocket Ln				
City	Grand Cane	County	DeSoto	State	LA
				Zip Code	71032
Client	DeSoto Parish Police Jury				



General View



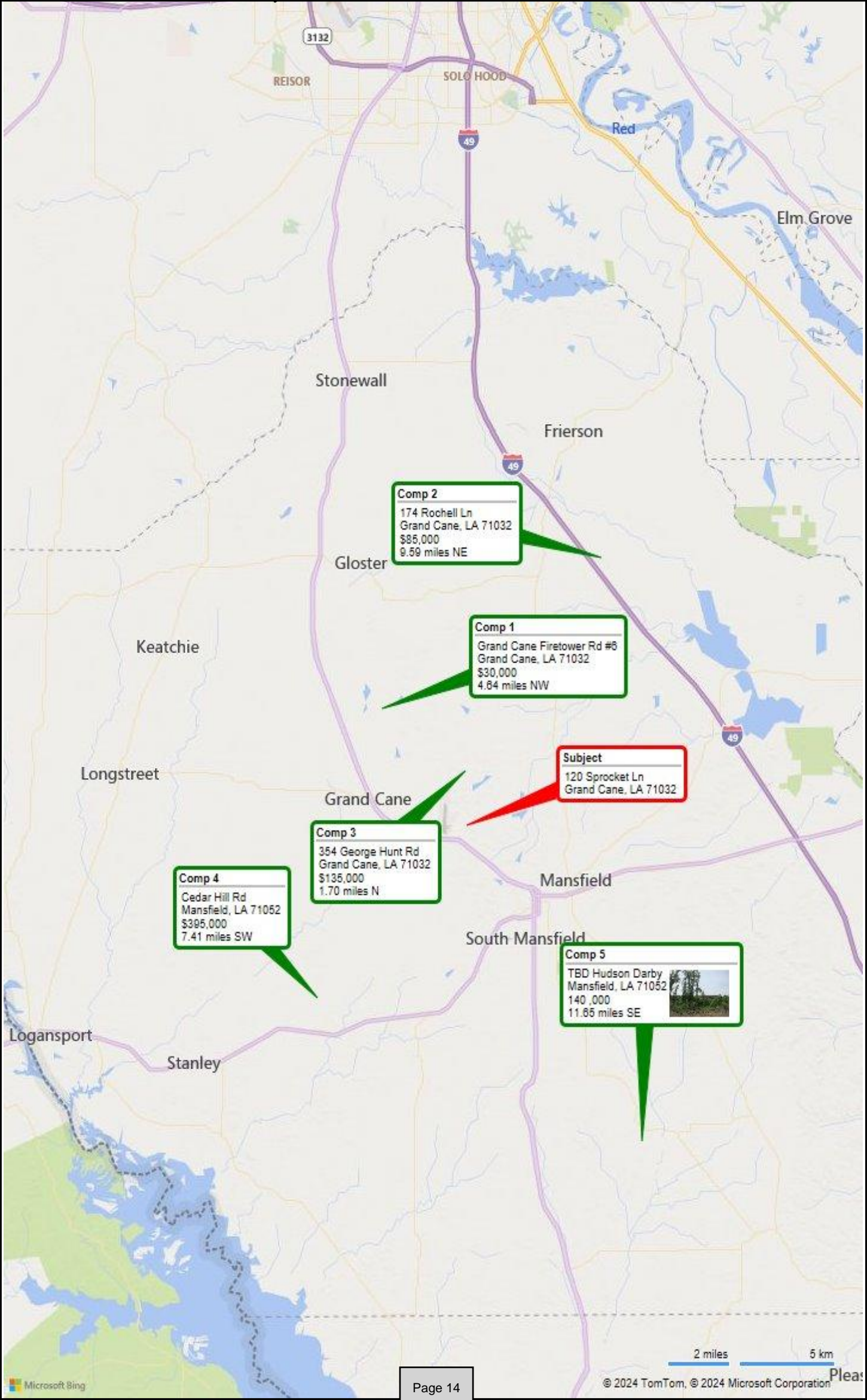
General View





Location Map

Intended User	Client and assignees		
Property Address	120 Sprocket Ln		
City	Grand Cane	County	DeSoto
		State	LA
		Zip Code	71032
Client	DeSoto Parish Police Jury		

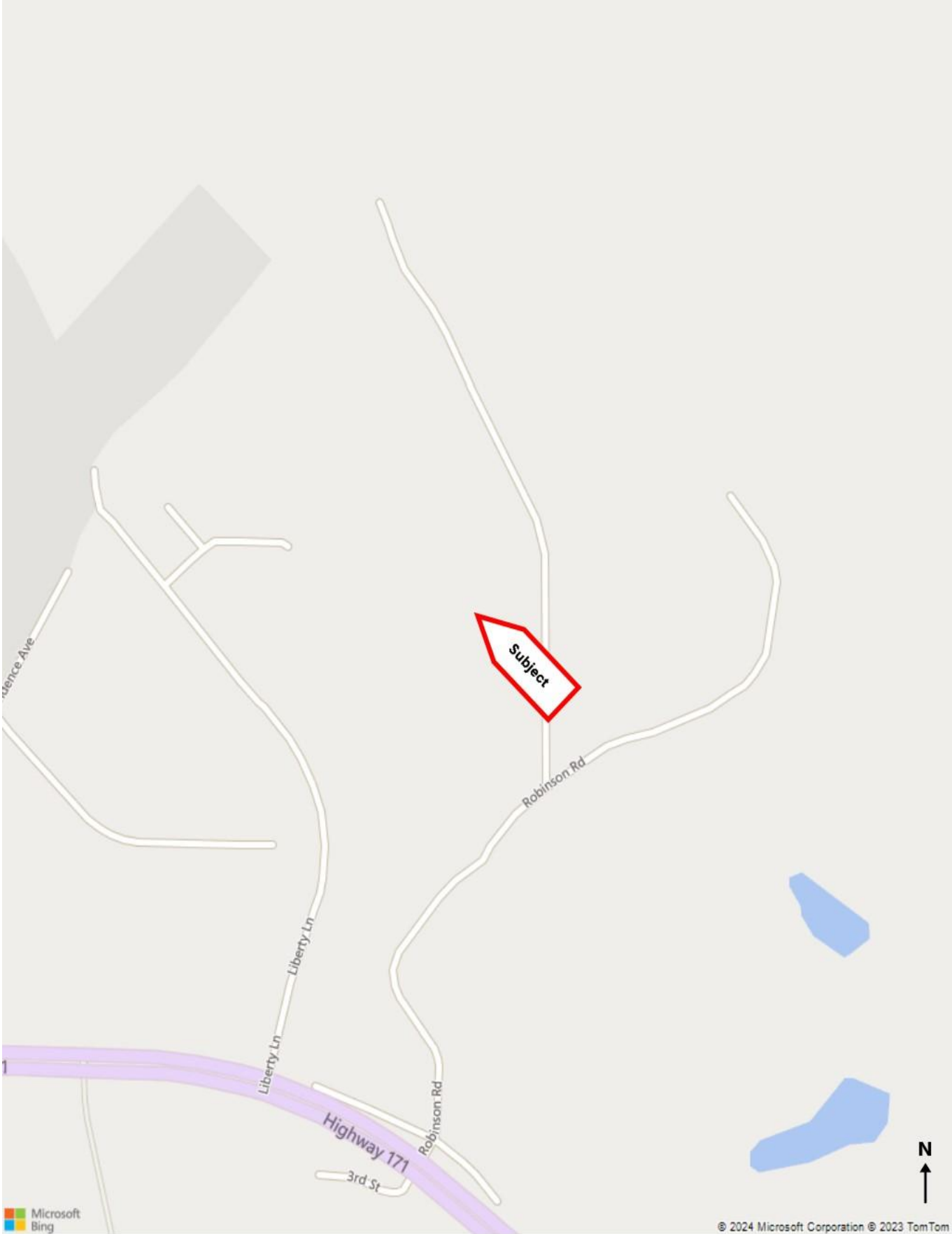






FLOOD MAP

Intended User	Client and assignees		
Property Address	120 Sprocket Ln		
City	Grand Cane	County	DeSoto
		State	LA
		Zip Code	71032
Client	DeSoto Parish Police Jury		



Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards

- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

Flood Zone Determination

Latitude: 32.069951  
Longitude: -93.753027  
Community Name: DE SOTO PARISH  
Community: 220363  
SFHA (Flood Zone): No  
Within 250 ft. of multiple flood zones: No  
Zone: X  
Map #: 22031C0275C  
Panel: 0275C  
Panel Date: 12/16/2003  
FIPS Code: 22031  
Census Tract: 9503

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

Intended User	Client and assignees		
Property Address	120 Sprocket Ln		
City	Grand Cane	County	DeSoto
		State	LA
		Zip Code	71032
Client	DeSoto Parish Police Jury		



This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

**APPRAISER’S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
21. If this appraisal report was transmitted as an “electronic record” containing my “electronic signature,” as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**SUPERVISORY APPRAISER’S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an “electronic record” containing my “electronic signature,” as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature Robert Powell  
Name Robert Powell  
Company Name Powell Appraisal Service  
Company Address 610 Lake Forbing Drive  
Shreveport, LA 71106  
Telephone Number 318-868-2832  
Email Address powellappraisal@yahoo.com  
Date of Signature and Report 02/15/2024  
Effective Date of Appraisal 02/13, 2024  
State Certification # 1030  
or State License # \_\_\_\_\_  
or Other \_\_\_\_\_ State # \_\_\_\_\_  
State LA  
Expiration Date of Certification or License 12/31/2025

ADDRESS OF PROPERTY APPRAISED  
120 Sprocket Ln  
Grand Cane, LA 71032  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 50,000  
CLIENT  
Name Sirs  
Company Name DeSoto Parish Police Jury  
Company Address 101 Franklin St  
Mansfield, LA 71052  
Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_  
Date of Signature \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or State License # \_\_\_\_\_  
State \_\_\_\_\_  
Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

- ☐ Did not inspect subject property
- ☐ Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_
- ☐ Did inspect interior and exterior of subject property  
Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- ☐ Did not inspect exterior of comparable sales from street
- ☐ Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_

## DESOTO PARISH POLICY JURY RESOLUTION

### A RESOLUTION APPROVING PAYMENT IN LIEU OF TAX AGREEMENTS IN ACCORDANCE WITH A TERM SHEET; REQUESTING THE NORTHWEST LOUISIANA FINANCE AUTHORITY ENTER INTO SAID PAYMENT IN LIEU OF TAX AGREEMENT; AND PROVIDING FOR OTHER MATTERS WITH RESPECT THERETO.

**WHEREAS**, the Parish of DeSoto, State of Louisiana (the “*Parish*”), is a political subdivision of the state of Louisiana (the “*State*”); and

**WHEREAS**, the DeSoto Parish Policy Jury acts as the governing authority of the Parish (the “*DeSoto Parish Policy Jury*”); and

**WHEREAS**, Dolet Hills Solar, LLC, a limited liability company qualified to do business in the State (the “*Company*” or “*Lessee*”), desires to construct a solar photovoltaic facility in the Parish with a capital investment of approximately \$250 million (the “*Project*”); and

**WHEREAS**, in order to make the Project economically viable, the Company has requested economic development financing in the form of certain tax abatements; and

**WHEREAS**, the DeSoto Parish Police Jury has found and determined that attracting the Project to DeSoto Parish would provide substantial benefits including, but not limited to, increased ad valorem and sales and use tax revenue for the Parish and additional energy offerings to attract new business and industry, which when taken together result in benefits to the Parish equal to or greater than the benefits requested by the Company; and

**WHEREAS**, the Northwest Louisiana Finance Authority (“*NWLFA*”) is a statutorily authorized local public trust permitted to acquire and hold property for one or more of its public purposes as set forth in R.S. 9:2341(B) and upon acquisition by NWLFA, such property is declared for purposes of R.S. 9:2347(M) to be public property used for essential and governmental purposes and such property is thereby exempt from all taxes of the Parish, the State, or any political subdivision thereof or any other taxing body; and

**WHEREAS**, the Parish requests NWLFA take title to the Project and lease it back to the Company for a period of ten (10) years pursuant to a term sheet (the “*Term Sheet*”), which is attached hereto as **Exhibit A** and incorporated herein; and

**WHEREAS**, the Parish desires the Lessee to pay annually to parish or municipal taxing authorities, and to any other taxing body in the Parish, through the entity responsible for collecting ad valorem taxes for each taxing body (collectively, the “*Tax Collector*”), a sum in lieu of ad valorem taxes in an amount not to exceed the amount of taxes that would otherwise be due if the Project were not owned by the NWLFA (a “*PILOT*”), in accordance with the Term Sheet, in order to compensate such authorities for services rendered by them to the Project, which sum the Tax

Collector shall collect and enforce payment of in accordance with the statutory provisions of La. R.S. 39:1002 as statutory impositions, subject to the approval of the beneficiary of NWLFA; and

**WHEREAS**, the Term Sheet provides that the PILOT shall commence upon the conveyance of the Project to the NWLFA or upon January 1<sup>st</sup> of the year immediately following the issuance of a certificate of occupancy for the Project if the proposed tax abatement is not available in the year in which the Project receives a certificate of occupancy and shall terminate at 11:59 P.M. on the last day of the one hundred and twentieth (120) month after commencement (the “**PILOT Termination Date**”), and that full ad valorem taxes will be paid to the Tax Collector following the PILOT Termination Date.

**NOW, THEREFORE, BE IT RESOLVED** by the DeSoto Parish Police Jury that:

**Section 1.** The foregoing whereas clauses are hereby adopted as set forth in the preamble to this Resolution.

**Section 2.** This Parish does hereby request that the NWLFA enter into the PILOT agreement in accordance with the attached and approved Term Sheet.

**Section 3.** The President and Secretary-Treasurer are hereby authorized, empowered, and directed to take forthwith any and all such action as may be necessary to carry into effect the provisions of this Resolution.

**Section 4.** If any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this Resolution which validates or makes legal any provision of this Resolution which would not otherwise be valid or legal, shall be deemed to apply to this Resolution.

**Section 5.** This Resolution shall immediately take effect upon adoption.

[The remainder of this page is intentionally left blank.]



Said Resolution having been read and considered by a quorum of the Police Jury, on motion to adopt \_\_\_\_\_, seconded by \_\_\_\_\_, a record vote was taken and the following result was had:

**YEAS:**

**NAYS:**

**ABSTAIN:**

**ABSENT:**

**WHEREUPON**, the presiding officer declared the above Resolution duly adopted in full on this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Rodriguez Ross, President

\_\_\_\_\_  
Jodi Zeigler, Parish Secretary

**STATE OF LOUISIANA  
PARISH OF DESOTO**

I, \_\_\_\_\_, certify that I am the duly qualified and acting Secretary-Treasurer of the Policy Jury of the Parish of DeSoto, State of Louisiana.

I further certify that the above and foregoing is a true and correct copy of a resolution of the Police Jury of the Parish of DeSoto, State of Louisiana, acting as the governing authority of the Parish of DeSoto, State of Louisiana, adopted on \_\_\_\_\_, 2024, entitled:

**A RESOLUTION APPROVING PAYMENT IN LIEU OF  
TAX AGREEMENTS IN ACCORDANCE WITH A TERM  
SHEET; REQUESTING THE NORTHWEST LOUISIANA  
FINANCE AUTHORITY ENTER INTO SAID PAYMENT  
IN LIEU OF TAX AGREEMENT; AND PROVIDING FOR  
OTHER MATTERS WITH RESPECT THERETO.**

**IN FAITH WHEREOF**, witness my official signature and the impress of the official seal of said Parish of DeSoto, State of Louisiana, on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Jodi Zeigler, Parish Secretary

(Seal)

## ECONOMIC DEVELOPMENT FINANCING TERM SHEET

### NORTHWEST LOUISIANA FINANCE AUTHORITY AND DOLET HILLS SOLAR, LLC

Dolet Hills Solar, LLC, among other things, is in the business of developing, maintaining, and operating solar photovoltaic facilities (the “*Company*”). The Northwest Louisiana Finance Authority (the “*Authority*”) is a public trust authority whose mission and purposes include promoting the health, safety, welfare, and economic well-being of the inhabitants of its beneficiary and the surrounding region by financing, undertaking, and encouraging community development, redevelopment, and economic development activities, which development within the region provides economic and community benefits for the beneficiary of the Authority. There is a significant need to spur economic development in the Parish of DeSoto (the “*Parish*”), and the Authority desires to assist in these efforts. In order to accomplish this purpose, the Authority is pleased to provide economic development financing for the Project (defined below) through the utilization of a Payment-in-Lieu of Tax (“*PILOT*”). Under the PILOT financing, the Company will convey ownership of the Project to the Authority. The Authority will enter into a PILOT lease (the “*PILOT Lease*”) with the Company based on the guidelines outlined below. At the expiration of the PILOT Lease, ownership of the Project will revert back to the Company. During the term of the PILOT Lease, the Company will receive the benefit of a reduction in ad valorem taxes associated with the Project.

<b>Authority:</b>	Northwest Louisiana Finance Authority
<b>Company:</b>	Dolet Hills Solar, LLC
<b>Parish:</b>	DeSoto Parish, Louisiana
<b>Project:</b>	Construction and operation of a photovoltaic facility with an estimated capital expenditure of approximately \$250 million located at site of the former Dolet Hills power plant.
<b>Lease Term:</b>	The Lease shall expire after ten (10) years or upon the termination of the Incentive Period (defined below).
<b>Property Tax Incentive:</b>	Exemption of the Project from ad valorem taxes for a period of one hundred and twenty (120) months commencing upon the issuance of a certificate of occupancy for the Project or upon January 1 <sup>st</sup> of the year immediately following the issuance of a certificate of occupancy for the Project if the proposed tax abatement is not available in the year in which the Project receives a certificate of occupancy (the “ <i>Incentive Period</i> ”).

**Payment in Lieu of Taxes:** During the time in which the Authority owns the Project, the Company shall be responsible for making an annual payment in lieu of taxes (the “**Annual PILOT**”) totaling an amount equal to 50% of the ad valorem taxes that the Company would otherwise owe but for the PILOT Lease.

**Option to Purchase:** The Company shall have the option to purchase the Project from the Authority for a purchase price of \$1,000 at any time prior to the PILOT Lease termination upon payment in full of any amounts that are actually then due, owing and/or past due under the Lease.

**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) The closing fee of the Authority in the amount of 0.015% of the capital cost of the property subject to the exemption under the PILOT, 25% of which shall be due upon the execution of the PILOT Lease with the remaining balance due upon execution of the Act of Conveyance by the Company in favor of the Authority.

(c) The legal fees of the Authority related to the transaction outlined herein.

(d) Upon execution of the PILOT Lease, a community benefit payment of \$800,000 payable to local taxing bodies.

(e) On the 1st day of December in each calendar year, commencing the year immediately following the conveyance of the Project, or a substantial portion thereof, to the Authority, the Company shall pay to the Authority an annual administrative fee in the amount of 0.075% of the capital cost of the property subject to the exemption under the PILOT.

This term sheet (the “**Term Sheet**”) provides a summary of certain financial terms offered to the Company by DeSoto Parish and the Authority. The terms herein are subject to additional terms and conditions as negotiated by the undersigned parties and contained in a PILOT Lease, along with related documents (the “**PILOT Documents**”). This Term Sheet serves as a basis to move forward pursuant to the guidelines contained herein. By signing below, the undersigned parties agree to work in good faith to negotiate the PILOT Documents. Neither undersigned party is bound to execute the PILOT Documents. This Term Sheet is subject to approval of the DeSoto Parish Police Jury and the Authority.

Accepted on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by:

**NORTHWEST LOUISIANA FINANCE AUTHORITY**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**DOLET HILLS SOLAR, LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## **EXHIBIT A**

86491974.v4

**DeSoto Parish Police Jury  
Resolution**

**A Resolution Conveying Support for an Economic Incentive  
Package Including an Annual Payment-In-Lieu of Tax  
Agreement and a Performance Based Grant.**

**WHEREAS**, the Northwest Louisiana Finance Authority ("**NWLFA**") is authorized to acquire and hold property for one or more of its public purposes as set forth in R.S. 9:2341(B) and upon acquisition by NWLFA, such property is declared for purposes of R.S. 9:2347(M) to be public property used for essential and governmental purposes and such property is thereby exempt from all taxes of the municipality, the state, or any political subdivision thereof or any other taxing body; however, the NWLFA may require the lessee of any property to pay annually to parish or municipal taxing authorities or to any other taxing body, through the normal collecting agency, a sum in lieu of ad valorem taxes to compensate such authorities for any services rendered by them to such projects, which sum shall not be in excess of the ad valorem taxes such lessee would have been obligated to pay to such authorities had it been the owner of such property during the period for which such payment is made. Such payments to be made in lieu of taxes together with any fees and charges of the NWLFA, to the extent in the aggregate they do not exceed the amount of taxes that would be paid if the lessee were the owner, shall constitute statutory impositions within the meaning of La. R.S. 47:2128; and

**WHEREAS**, a company, code named **Project Seamless** (the "**Company**"), is considering the acquisition, rehabilitation and installation of a manufacturing facility with an estimated capital expenditure of thirty-five million dollars (\$35,000,000) and the creation of up to one hundred and thirty-five (135) full time jobs with an estimated annual payroll of six million two hundred thousand dollars (\$6,200,000), located at 816 Jenkins Street, Mansfield, LA 71052 (the "**Project**"), and for which the Company requests that the NWLFA enter into a payment-in-lieu of tax agreement whereby the Company will make an annual payment in lieu of ad valorem taxes which will, in part, result in an abatement of a percentage of the ad valorem taxes that would otherwise be due if the Project was not owned by the NWLFA (the "**PILOT**" or "**PILOT Agreement**") which abatement percentage shall be equal to eighty percent (80%) for a period of ten (10) years (the "**PILOT Agreement Term**"); and

**WHEREAS**, the construction of the Project will result in significant economic benefits to DeSoto Parish, including, long term increases to the tax base for ad valorem taxation, an immediate influx of sales and use tax collections, and providing a significant number of new jobs and payroll that will benefit the economy of DeSoto Parish (collectively, the "**Economic Benefits**");

**WHEREAS**, the PILOT Agreement shall terminate on a date that is the earlier the expiration of the PILOT Term or upon any such time that the Company should cease to operate (or provide for the operation of) the Project (the "**PILOT Agreement Termination Date**") and that full ad valorem taxes will be paid following the PILOT Agreement Termination Date; and

**WHEREAS**, this DeSoto Parish Police Jury (the "**DPPJ**") has concluded that the Project



will benefit the citizens of DeSoto Parish (the “*Parish*”) by increasing the revenue available to the Parish through an influx of sales and use tax collections and a long term increase in ad valorem tax collections, as well as by attracting a significant number of new jobs and payroll that will benefit the economy of the Parish, and that it is in the public interest of said citizens to encourage and support the development of the Project and the PILOT Agreement used to facilitate the development of the Project;

**NOW, THEREFORE, BE IT RESOLVED** by the DeSoto Parish Police Jury that:

**Section 1.** The foregoing whereas clauses are hereby adopted as set forth in the preamble to this Resolution.

**Section 2.** This DPPJ does hereby extend its support for the execution of the PILOT Agreement by and between the NWLFA and the Company, as described in the foregoing whereas clauses and supports the granting of a Performance Based Grant from the DPPJ to the Company in the amount of five hundred thousand dollars (\$500,000) which shall be used to reimburse Company for expenditures made related to environmental mitigation and site improvement, as provided for in a cooperative endeavor agreement between the DPPJ and the Company.

**Section 3.** The President and Parish Secretary are hereby authorized, empowered, and directed to take any and all such action as may be necessary to carry into effect the provisions of this Resolution.

**Section 4.** If any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this Resolution which validates or makes legal any provision of this Resolution which would not otherwise be valid or legal, shall be deemed to apply to this Resolution.

**Section 5.** This Resolution shall immediately take effect upon adoption.

**[The remainder of this page is intentionally left blank.]**

Said Resolution having been read and considered by a quorum of the DeSoto Parish Police Jury, on motion to adopt by \_\_\_\_\_ and seconded by \_\_\_\_\_, a record vote was taken and the following result was had:

**YEAS:**

**NAYS:**

**ABSTAIN:**

**ABSENT:**

**WHEREUPON**, the presiding officer declared the above Resolution duly adopted in full on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Rodriguez Ross, President

\_\_\_\_\_  
Jodi Zeigler, Parish Secretary

**STATE OF LOUISIANA  
PARISH OF DESOTO**

I, Jodi Zeigler, certify that I am the duly qualified and acting Parish Secretary of the DeSoto Parish Police Jury.

I further certify that the above and foregoing is a true and correct copy of a resolution of the DeSoto Parish Police Jury adopted on \_\_\_\_\_, 2024, entitled:

**A Resolution Conveying Support for an Annual Payment-In-Lieu of Tax Agreement Between the Northwest Louisiana Finance Authority and Project Seamless.**

**IN FAITH WHEREOF**, witness my official signature and the impress of the official seal of said DeSoto Parish Police Jury on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

(Seal)

\_\_\_\_\_  
Jodi Zeigler, Parish Secretary