

STATE OF LOUISIANA :
PARISH OF CALCASIEU :

FILED DEC 27 2017
Joseph B. Collins
DEPUTY CLERK OF THE COUNCIL

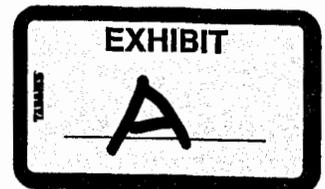
I, LYNN F. THIBODEAUX, do hereby certify that I am the duly qualified and acting Clerk of the Council of the City of Lake Charles, Calcasieu Parish, Louisiana.

I further certify that the above and foregoing is a true and correct copy of the Agenda for the MorganField Economic Development District Board of Directors meeting held on July 19, 2017, and this posting designates the official Notice of Public Meeting which was posted at City Hall, 326 Pujos Street on July 14, 2017.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of said City, this 14th day of July, 2017.

Lynn F. Thibodeaux
LYNN F. THIBODEAUX
CLERK OF THE COUNCIL

[SEAL]



MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

**BOARD OF DIRECTORS
MEETING AGENDA**

WEDNESDAY, JULY 19, 2017

MEETING AT 5:30 P.M.

IMMEDIATELY PROCEEDING THE MEETING OF THE CITY COUNCIL

**CITY COUNCIL CHAMBERS
326 PUJO STREET
LAKE CHARLES, LOUISIANA**

NOTICE IS HEREBY GIVEN that a meeting of the Board of the MorganField Economic Development District will be held on **July 19, 2017 which begins at 5:30 P.M., immediately preceding the City Council meeting**, at the Lake Charles City Council Chambers, 326 Pujó Street, Lake Charles, Louisiana. The agenda for the meeting and the items to be discussed are as follows:

- 1. Call to Order**
- 2. Roll Call**
- 3. Board Action:** Review and approval of the Minutes of the Board of the Morgan Field Economic Development District from its meeting on June 13, 2017.
- 4. Board Action:** Adopt a Resolution of the Board authorizing the execution and delivery of a Cooperative Endeavor Agreement by and between the City of Lake Charles, Louisiana, the District, MorganField Development, L. L. C., Arrozal Investment, Part A, Arrozal Investment, Part B, L. L. C., Arrozal Investment Part C, L. L. C., Stansel Properties, L. L. C. and the Lacassane Company, Inc.; and otherwise providing for other matters in connection with the foregoing.
- 5. Board Action:** Adopt a Resolution of the Board to levy and collect a one percent (1.0%) sales and use tax upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the district and one percent (1.0%) of hotel occupancy taxes within the boundaries of the Morganfield Economic Development District and otherwise providing with respect thereto.
- 6. Public Comment**
- 7. Adjournment**

MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

RESOLUTION NO. 17-3

A RESOLUTION AUTHORIZING THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT TO PROVIDE REQUIRED PUBLIC NOTICE OF ITS INTENTION TO LEVY AND COLLECT A ONE PERCENT (1.0%) SALES AND USE TAX UPON THE SALE AT RETAIL, THE USE, THE LEASE OR RENTAL, THE CONSUMPTION AND STORAGE FOR USE OR CONSUMPTION OF TANGIBLE PERSONAL PROPERTY AND ON SALES OF SERVICES IN THE DISTRICT AND ONE PERCENT (1.0%) OF HOTEL OCCUPANCY TAXES WITHIN THE BOUNDARIES OF THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT COMMENCING JANUARY 1, 2018; AND OTHERWISE PROVIDING WITH RESPECT THERETO.

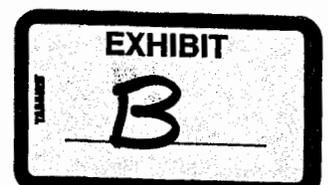
WHEREAS, MorganField Development, L.L.C., Arrozal Investment Part A, L.L.C., Arrozal Investment Part B, L.L.C., Arrozal Investment Part C, L.L.C., Stansel Properties, L.L.C. and The Lacassane Company, Inc. (individually and collectively "**Owners**") are the Owners of the MorganField Development Property ("**Property**"), located in the City of Lake Charles, Louisiana ("**City**") as more completely described on Exhibit "A" and as shown on Exhibit "B".

WHEREAS, the Owners intend to develop the Property as a mixed use project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the MorganField development generally consisting of residential units, office, commercial space, civic and institutional space and open space ("**Project**"), which Project may be developed in multiple phases pursuant to a MorganField Master Plan which has been approved by the City of Lake Charles.

WHEREAS, the Owners intend to develop the Property together with other property owned by Owners, as a mixed use project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the MorganField generally consisting of residential units, office, commercial space, civic and institutional space and open space ("**Project**"), which Project may be developed on property within the MorganField in multiple phases pursuant to a MorganField Master Plan which has been approved by the City.

WHEREAS, the Project will create additional housing stock in the City; add permanent and temporary construction jobs; improve the retention, expansion, and recruitment of businesses; enhance quality of life; increase the ad valorem tax base and sales and use tax collections; which will thereby be a driving force behind economic development, job creation and growth in the City/Parish, and a direct benefit to currently unemployed and low-income residents of the City (individually and collectively "**Economic Development Benefits**");

WHEREAS, pursuant to the provisions of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 33:9038.42, inclusive) ("**Act**") and



other constitutional and statutory authority, the City Council of Lake Charles ("**Council**") is empowered to define and create an economic development district ("**EDD District**") within the City;

WHEREAS, pursuant to the Act, an EDD District is empowered to levy ad valorem taxes, sales taxes or hotel occupancy taxes within the District up to five mills of ad valorem taxes, up to two percent (2%) of sales taxes, or up to two percent (2%) of hotel occupancy taxes, or any combination of such taxes, above and in addition to any other ad valorem taxes, sales taxes, or hotel occupancy taxes, or combination of such taxes, then in existence or permitted to be in existence in the EDD District;

WHEREAS, the Owners made a request to the Council that the Property be incorporated into an EDD District;

WHEREAS, the District Property produced annual sales tax revenue for the City of \$0.00 in the base year of 2016;

WHEREAS, pursuant to Ordinance No. 17866, the Council established on June 7, 2017 the MorganField Economic Development District within the City with the geographical boundaries described on **Exhibit "A"** and as shown on **Exhibit "B"**;

WHEREAS, pursuant to Ordinance No. 17867, the Council approved on June 7, 2017, the Council approved the Cooperative Endeavor Agreement ("**CEA**") by and among the City, the District and the Owners to provide for the collection of certain taxes, including the New Tax, and the distribution of those taxes to the Owners to assist in the construction, development and operation of the Project (individually and collectively "**Project Development**") in accordance with Section 14(C) of Article VII of the Louisiana Constitution of 1974, as amended, and the Act;

WHEREAS, pursuant to the Act, the Owners requested that the Board of the MorganField District ("**Board**") authorize (a) the levy and collection of one (1%) percent of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the MorganField District and one (1%) percent of hotel occupancy taxes within the MorganField District commencing January 1, 2018 ("**New Tax**") and (b) the pledge and the disbursement of the New Tax for the benefit of the Owners and the Project to assist in the Project Development;

WHEREAS, the District desires and intends to levy the New Tax and pledge and disburse the available amount of the New Tax collected within the boundaries of the District to be used to assist with the Project Development pursuant to the terms and conditions of the CEA;

WHEREAS, the Board hereby finds that (i) the use of the New Tax by the Owner will comport with a governmental purpose (economic development) that the District has legal authority to pursue, (ii) the use of the New Tax by the Owner is not a gratuitous transfer, and (iii) the City, as a result of the Economic Development Benefits, reasonably expects to receive equivalent value in exchange for the use of the New Tax by the Owner;

WHEREAS, in accordance with the Act, the District wishes to give the required public notices pursuant to R.S. 42:19.1 and R.S. 33:9038.39 of its intention to levy and collect one (1%) percent of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the MorganField District and one (1%) percent of hotel occupancy taxes within the MorganField District commencing January 1, 2018 (“New Tax”) and (b) the pledge and the disbursement of the New Tax for the benefit of the Owners and the Project to assist in the Project Development;

NOW THEREFORE, BE IT RESOLVED by the Board of the MorganField Economic Development District, that:

SECTION 1. The foregoing “WHEREAS” clauses are hereby adopted as set forth in the preamble to this Resolution.

SECTION 2. The Board does hereby approve:

- a. pursuant to R.S. 42:19.1, to provide notice to the public of the District’s intent to levy New Tax in order to assist with the Project Development to be advertised in the American Press on June 14, 2017;
- b. pursuant to R.S. 42:19.1, to provide notice to the Council, the Board, State Senator Ronnie Johns, State Senator Dan Morrish and State Representative A. B. Franklin of the District’s intent to levy New Tax in order to assist with the Project Development to be delivered on or about June 14, 2017; and
- c. pursuant to R.S. 33:9038.39, to provide notice to the public of the District’s intent to levy New Tax in order to assist with the Project Development to be advertised in the American Press on July 3, 2017 and July 10, 2017.

SECTION 3. The District Chair is authorized and empowered to take any and all further action and to sign any and all documents, instruments and writings as may be necessary to carry out the purposes of this resolution and to file, on behalf of the District, with any governmental board or entity having jurisdiction over the Project, such applications or requests for approval thereof as may be required by law.

SECTION 4. This Resolution does hereby incorporate by reference as though fully set forth herein the provisions and requirements of the Act.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

This Resolution, having been submitted to a vote of the Board acting as the governing authority of the MorganField Economic Development District, the vote thereon was as follows:

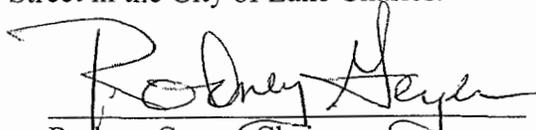
YEAS: Luvertha August, Mark Eckard, John Ieyoub, Rodney Geyen, Dana C. Jackson
Mary Morris and Stuart Weatherford

NAYS: None

ABSENT: None

NOT VOTING: None

THUS DONE, APPROVED AND ADOPTED by the Board of the MorganField Economic Development District, at a meeting of said public body duly held and conducted on June 13, 2017 in the City Council Chambers at 326 Pujo Street in the City of Lake Charles.


Rodney Geyen, Chairperson

ATTEST:

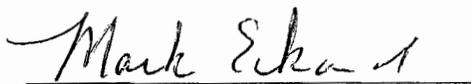

Mark Eckard, Secretary/Treasurer

EXHIBIT "A"

**GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

The MorganField Economic Development District will encompass approximately 328.99 acres in the City of Lake Charles, Calcasieu Parish, Louisiana generally described as follows:

**GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

A CERTAIN TRACT OF LAND BEING 328.99 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 48' 29" EAST FOR A DISTANCE OF 1389.11 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1317.45 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 26" EAST FOR A DISTANCE OF 1355.12 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 00' 00" EAST FOR A DISTANCE OF 897.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 51' 57" EAST FOR A DISTANCE OF 126.86 FEET TO A POINT,

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2560.00 FEET, HAVING AN ARC LENGTH OF 467.16 FEET, HAVING A DELTA ANGLE OF 10° 27' 20", A CHORD BEARING OF SOUTH 84° 38' 17" EAST, AND A CHORD LENGTH OF 466.51 FEET.

THENCE PROCEED ALONG A BEARING OF SOUTH 79° 24' 37" EAST FOR A DISTANCE OF 670.53 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 10° 35' 23" EAST FOR A DISTANCE OF 130.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 09' 37" EAST FOR A DISTANCE OF 932.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 20" EAST FOR A DISTANCE OF 1302.86 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 53' 24" WEST FOR A DISTANCE OF 3121.04 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 37° 53' 57" WEST FOR A DISTANCE OF 413.03 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 40° 32' 26" WEST FOR A DISTANCE OF 186.49 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 47° 14' 02" WEST FOR A DISTANCE OF 326.54 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 67° 09' 24" WEST FOR A DISTANCE OF 128.24 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 76° 30' 05" WEST FOR A DISTANCE OF 591.13 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 75° 24' 41" WEST FOR A DISTANCE OF 673.72 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1872.58 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 49' 33" WEST FOR A DISTANCE OF 1406.19 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 54' 41" WEST FOR A DISTANCE OF 670.41 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 01° 55' 56" WEST FOR A DISTANCE OF 98.82 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 693.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 72° 57' 29" EAST FOR A DISTANCE OF 1064.61 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 00' 00" EAST FOR A DISTANCE OF 32.43 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 195.00 FEET, HAVING AN ARC LENGTH OF 306.31 FEET, HAVING A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF NORTH 45° 22' 38" EAST, AND A CHORD LENGTH OF 275.77 FEET.

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 552.71 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, HAVING AN ARC LENGTH OF 68.46 FEET, HAVING A DELTA ANGLE OF 03° 49' 37", A CHORD BEARING OF NORTH 87° 42' 34" WEST, AND A CHORD LENGTH OF 68.45 FEET.

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 45.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 120.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 402.50 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 534.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 910.78 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 1357.31 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 84° 32' 22" WEST FOR A DISTANCE OF 494.81 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 81° 28' 42" WEST FOR A DISTANCE OF 783.33 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 47' 31" EAST A DISTANCE OF 2651.18 FEET TO THE POINT OF BEGINNING;

ALL AS SHOWN ON THE MAP ATTACHED AS EXHIBIT "A". IN THE EVENT OF A CONFLICT IN THE DESCRIPTION ABOVE AND THE MAP, THE MAP SHALL CONTROL.

ALL AS SHOWN ON THE MAP ON FILE WITH LYNN F. THIBODEAUX, CLERK OF THE COUNCIL, 4TH FLOOR, 326 PUJO STREET, LAKE CHARLES, LOUISIANA

**OFFICIAL PUBLIC NOTICE OF THE INTENT TO LEVY SALES TAXES
WITHIN THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT
AS DESCRIBED HEREIN PURSUANT TO LSA-R.S. 42:19.1**

NOTICE IS HEREBY GIVEN PURSUANT TO LSA-R.S. 42:19.1 to all citizens and to all other interested persons of the intention of the MorganField Economic Development District, an economic development district formed by the adoption of an Ordinance created by the City Council of the City of Lake Charles on June 7, 2017, with the boundaries set forth below (“**District**”), to levy one percent (1%) of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the District and one percent (1%) of hotel occupancy taxes within the District (“**New Tax**”) percent commencing January 1, 2018, all as presently defined in La. R.S. 47:301 through 316, inclusive, within the District as authorized by La. R.S. 33:9038.39.

The District was created by the City Council to provide funds pursuant to a Cooperative Endeavor Agreement (“**CEA**”), including without limitation the New Tax, in order to assist in the cost of construction, development and operation of the MorganField Development project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the District generally consisting of residential units, commercial space, civic and institutional space and open space (“**Project**”), which Project may be developed on property within the District in multiple phases pursuant to a MorganField Master Plan which has been approved by the City of Lake Charles.

The New Tax will be pledged and disbursed for the benefit of the Owner and the Project to assist in the construction, development and operation of the Project pursuant to the terms of the CEA.

In addition to additional economic benefits to the City of Lake Charles referenced in the CEA, the Project is projected to stimulate the local economy, create jobs and developing underutilized land in the City of Lake Charles. The Cooperative Endeavor Agreement in accordance with Section 14(C) of Article VII of the Louisiana Constitution of 1974, as amended is on file with the District. The boundaries of the District are generally described as follows:

The MorganField Economic Development District encompasses approximately 328.99 acres in the City of Lake Charles, Calcasieu Parish, Louisiana generally described as follows:

**LEGAL DESCRIPTION AND GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

A CERTAIN TRACT OF LAND BEING 328.99 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

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ALL AS SHOWN ON THE MAP ON FILE WITH LYNN F. THIBODEAUX, CLERK OF THE COUNCIL, 4TH FLOOR, 326 PUJO STREET, LAKE CHARLES, LOUISIANA

The public is further notified that the Board of the District (“**Board**”) introduced a Resolution on June 13, 2017 to authorizing the execution and delivery of a Cooperative Endeavor Agreement by and between the City of Lake Charles, Louisiana, the District, MorganField Development, L. L. C., Arrozal Investment, Part A, Arrozal Investment, Part B, L. L. C., Arrozal Investment Part C, L. L. C., Stansel Properties, L. L. C. and the Lacassane Company, Inc. (individually and collectively “**Owners**”); and otherwise providing for other matters in connection with the foregoing.

The public is further notified that the Board intends to levy and collect a one percent (1.0%) sales and use tax upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the district and one percent (1.0%) of hotel occupancy taxes within the boundaries of the Morganfield Economic Development District commencing January 1, 2018 and otherwise providing with respect thereto. The New Tax will be pledged and disbursed for the benefit of the Owner and the Project to assist in the construction, development and operation of the Project pursuant to the terms of the CEA.

THE PUBLIC IS NOTIFIED THAT THE BOARD OF THE DISTRICT WILL MEET IN OPEN AND PUBLIC SESSION TO CONSIDER ADOPTING THE EACH OF THE TWO ABOVE DESCRIBED RESOLUTIONS AT ITS MEETING OF THE BOARD TO BE HELD ON JULY 19, 2017 AT THE COUNCIL CHAMBERS ON 326 PUJO STREET, LAKE CHARLES, LOUISIANA WHICH BEGINS AT 5:30 P.M. IMMEDIATELY PRECEDING THE OPENING OF THE CITY COUNCIL MEETING AND THE BOARD WILL HEAR ANY OBJECTIONS BY THE PUBLIC TO THE PROPOSED LEVY OF THE NEW TAX.

**OFFICIAL NOTICE OF THE INTENT TO LEVY SALES TAXES
WITHIN THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT
AS DESCRIBED HEREIN TO CERTAIN PUBLIC OFFICIALS PURSUANT TO LSA-
R.S. 42:19.1**

NOTICE IS HEREBY GIVEN PURSUANT TO LSA-R.S. 42:19.1 to each member of the City Council and the Board of the MorganField Economic Development District Board, as the voting members of any governing authority of a political subdivision that is required to approve such a measure previously adopted by another governing authority and to State Senator Ronnie Johns, State Senator Dan Morrish and State Representative A. B. Franklin of the intention of the MorganField Economic Development District, an economic development district formed by the adoption of an Ordinance created by the City Council of the City of Lake Charles on June 7, 2017, with the boundaries set forth below ("**District**"), to levy one percent (1%) of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the District and one percent (1%) of hotel occupancy taxes within the District ("**New Tax**") percent commencing January 1, 2018, all as presently defined in La. R.S. 47:301 through 316, inclusive, within the District as authorized by La. R.S. 33:9038.39.

The District was created by the City Council to provide funds pursuant to a Cooperative Endeavor Agreement ("**CEA**"), including without limitation the New Tax, in order to assist in the cost of construction, development and operation of the MorganField Development project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the District generally consisting of residential units, commercial space, civic and institutional space and open space ("**Project**"), which Project may be developed on property within the District in multiple phases pursuant to a MorganField Master Plan which has been approved by the City of Lake Charles.

The New Tax will be pledged and disbursed for the benefit of the Owner and the Project to assist in the construction, development and operation of the Project pursuant to the terms of the CEA.

In addition to additional economic benefits to the City of Lake Charles referenced in the CEA, the Project is projected to stimulate the local economy, create jobs and developing underutilized land in the City of Lake Charles. The Cooperative Endeavor Agreement in accordance with Section 14(C) of Article VII of the Louisiana Constitution of 1974, as amended is on file with the District. The boundaries of the District are generally described as follows:

The MorganField Economic Development District will encompass approximately 328.99 acres in the City of Lake Charles, Calcasieu Parish, Louisiana generally described as follows:

**LEGAL DESCRIPTION AND GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

A CERTAIN TRACT OF LAND BEING 328.99 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER

DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 48' 29" EAST FOR A DISTANCE OF 1389.11 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1317.45 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 26" EAST FOR A DISTANCE OF 1355.12 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 00' 00" EAST FOR A DISTANCE OF 897.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 51' 57" EAST FOR A DISTANCE OF 126.86 FEET TO A POINT,

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2560.00 FEET, HAVING AN ARC LENGTH OF 467.16 FEET, HAVING A DELTA ANGLE OF 10° 27' 20", A CHORD BEARING OF SOUTH 84° 38' 17" EAST, AND A CHORD LENGTH OF 466.51 FEET.

THENCE PROCEED ALONG A BEARING OF SOUTH 79° 24' 37" EAST FOR A DISTANCE OF 670.53 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 10° 35' 23" EAST FOR A DISTANCE OF 130.37 FEET TO A POINT;

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THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 120.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 402.50 FEET TO A POINT;

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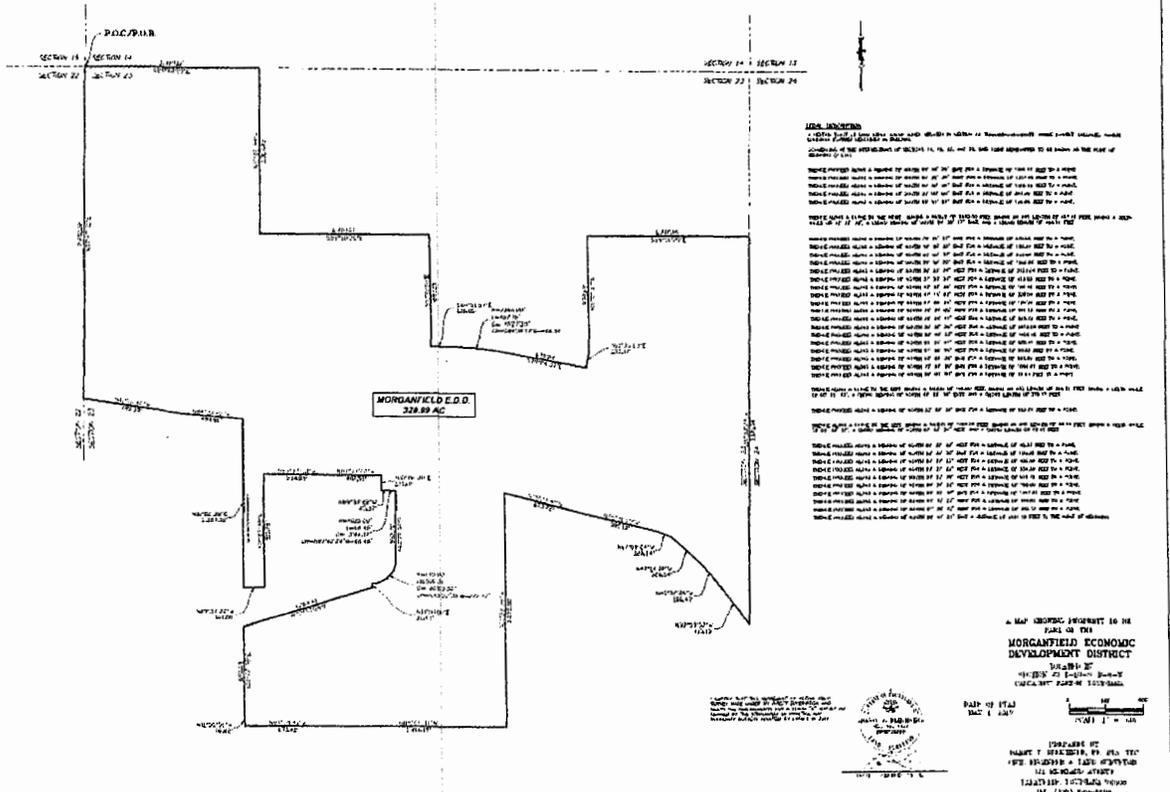
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THENCE PROCEED ALONG A BEARING OF NORTH 81° 28' 42" WEST FOR A DISTANCE OF 783.33 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 47' 31" EAST A DISTANCE OF 2651.18 FEET TO THE POINT OF BEGINNING;

ALL AS SHOWN ON THE MAP BELOW. IN THE EVENT OF A CONFLICT IN THE DESCRIPTION CONTAINED IN THIS DESCRIPTION AND THE MAP, THE MAP SHALL CONTROL.



The public is further notified that the Board of the District ("Board") introduced a Resolution on June 13, 2017 authorizing the execution and delivery of a Cooperative Endeavor Agreement by and between the City of Lake Charles, Louisiana, the District, MorganField Development, L. L. C., Arrozal Investment, Part A, Arrozal Investment, Part B, L. L. C., Arrozal Investment Part C, L. L. C., Stansel Properties, L. L. C. and the Lacassane Company, Inc. (individually and collectively "Owners"); and otherwise providing for other matters in connection with the foregoing.

The public is further notified that the Board intends to levy and collect a one percent (1.0%) sales and use tax upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the district and one percent (1.0%) of hotel occupancy taxes within the boundaries of the Morganfield Economic Development District commencing January 1, 2018 and otherwise providing with respect thereto. The New Tax will be pledged and disbursed for the benefit of the Owner and the

Project to assist in the construction, development and operation of the Project pursuant to the terms of the CEA.

THE PUBLIC IS NOTIFIED THAT THE BOARD OF THE DISTRICT WILL MEET IN OPEN AND PUBLIC SESSION TO CONSIDER ADOPTING EACH OF THE TWO ABOVE DESCRIBED RESOLUTIONS AT ITS MEETING OF THE BOARD TO BE HELD ON JULY 19, 2017 AT THE COUNCIL CHAMBERS ON 326 PUJO STREET, LAKE CHARLES, LOUISIANA WHICH BEGINS AT 5:30 P.M. IMMEDIATELY PRECEDING THE OPENING OF THE CITY COUNCIL MEETING AND THE BOARD WILL HEAR ANY OBJECTIONS BY THE PUBLIC TO THE PROPOSED LEVY OF THE NEW TAX.

APPLICABLE LEGISLATION REGARDING DISTRICT LEVY NEW TAX

LSA-R.S. 33:9038.39 Levy of ad valorem tax, sales tax, and/or hotel occupancy tax

Subject to limitations and prohibitions of the Louisiana Constitution, an economic development district has the power to levy ad valorem taxes, sales taxes, or hotel occupancy taxes within the district up to five mills of ad valorem taxes, up to two percent of sales taxes, or up to two percent of hotel occupancy taxes, or any combination of such taxes, above and in addition to any other ad valorem taxes, sales taxes, or hotel occupancy taxes, or combination of such taxes, then in existence or permitted to be in existence within the district. Any such increase in taxes shall be levied only after the governing authority of the district has adopted an appropriate resolution giving notice of its intention to levy such taxes, which resolution shall include a general description of the taxes to be levied, and notice of this intention shall be published once a week for two weeks in the official journal of the district, the first publication to appear at least fourteen days before the public meeting of the governing authority of the district at which the governing authority will meet in open and public session to hear any objections to the proposed levy of increased taxes. The notice of intent so published shall state the date, time, and place of the public hearing. Such tax increase may be levied only after the governing authority of the district has called a special election submitting the proposition for the levy of such taxes to the qualified electors of the district and the proposition has received the favorable vote of a majority of the electors voting in the election; however, in the event there are no qualified electors in the district as certified by the registrar of voters, no such election shall be required. The powers and rights conferred by this Section shall be in addition to the powers and rights conferred by any other general or special law. This Section, and any provisions of this Chapter not inconsistent therewith, does and shall be construed to provide a complete and additional method for the levy of any ad valorem tax, sales tax, or hotel occupancy tax or combination of such taxes. No election, proceeding, notice, or approval shall be required for the levy of such taxes except as provided herein. The provisions of this Section shall be liberally construed for the accomplishment of its purposes.

APPLICABLE LEGISLATION REGARDING NOTICE OF INTENT TO LEVY NEW TAX

LSA-R.S. 42:19.1 Procedure for the levy, increase, renewal, or continuation of a tax or for calling an election for such purposes by political subdivisions

A.(1)(a) Except as provided for in Subparagraph (b) of this Paragraph, in addition to any other requirements provided for in R.S. 42:19 or other provisions of law, public notice of the date, time, and place of any meeting at which a political subdivision as defined in Article VI, Section 44(2) of the Constitution of Louisiana intends to levy a new ad valorem property tax or sales and use tax, or increase or renew any existing ad valorem property tax or sales and use tax, or authorize the calling of an election for submittal of such question to the voters of the political subdivision shall be published in the official journal of the political subdivision no more than sixty days nor less than thirty days before such public meeting; shall be announced to the public during the course of a public meeting of such political subdivision no more than sixty days nor less than thirty days before such public meeting; and notice of such meeting shall be written and hand delivered or transmitted by email to each voting member of any governing authority of a political subdivision that is required to approve such a measure previously adopted by another governing authority and to each state senator and representative in whose district all or a portion of the political subdivision is located, no more than sixty days nor less than thirty days before such public meeting. Email delivery shall be made to the official email address of such voting members or legislators and to any other address provided in writing to the political subdivision by such a voting member or legislator. The inadvertent failure to notify a state senator or representative as required by this Subsection shall not constitute a violation of this Section; however, the knowing failure to notify a state senator or representative as required by this Subsection or the willful disregard of the requirement to notify a state senator or representative as required by this Subsection shall constitute a violation of this Chapter.

(b) If at a meeting held in accordance with Subparagraph (a) of this Paragraph a political subdivision adopts such a measure, the provisions of this Section shall not apply to a subsequent meeting of such political subdivision if the only action taken at the subsequent meeting is one which results in a change to the previously adopted measure that reduces the rate or term of the tax in the measure and thereby reduces the total amount of tax that would be collected under the measure, or substantially reduces the cost to the political subdivision of any bond or debt obligation to be incurred by the political subdivision.

(2)(a) In the event of cancellation or postponement of a meeting at which consideration of or action upon a proposal to levy, increase, renew, or continue any ad valorem or sales and use tax or authorize the calling of an election for submittal of such questions to the voters of the political subdivision was scheduled, notice of the date, time, and place of any subsequent meeting to consider such proposal shall be published in the official journal of the political subdivision no less than ten days before such subsequent meeting.

(b) However, in the event that consideration of or action upon any such proposal was postponed at the scheduled meeting, or any such proposal was considered at the scheduled meeting without action or vote, then any subsequent meeting to consider such proposal shall be

subject to the requirements of Subparagraph (a) of this Paragraph unless the date, time, and place of a subsequent meeting for consideration of such proposal is announced to the public during the course of such meeting.

B. The provisions of this Section shall not apply to any consideration of or action upon a proposal to levy additional or increased ad valorem property tax millages on property without voter approval to which the provisions of R.S. 47:1705(B)(2)(c) and (d) apply.

LSA-R.S. 33:9038.39 Levy of ad valorem tax, sales tax, and/or hotel occupancy tax

Subject to limitations and prohibitions of the Louisiana Constitution, an economic development district has the power to levy ad valorem taxes, sales taxes, or hotel occupancy taxes within the district up to five mills of ad valorem taxes, up to two percent of sales taxes, or up to two percent of hotel occupancy taxes, or any combination of such taxes, above and in addition to any other ad valorem taxes, sales taxes, or hotel occupancy taxes, or combination of such taxes, then in existence or permitted to be in existence within the district. Any such increase in taxes shall be levied only after the governing authority of the district has adopted an appropriate resolution giving notice of its intention to levy such taxes, which resolution shall include a general description of the taxes to be levied, and notice of this intention shall be published once a week for two weeks in the official journal of the district, the first publication to appear at least fourteen days before the public meeting of the governing authority of the district at which the governing authority will meet in open and public session to hear any objections to the proposed levy of increased taxes. The notice of intent so published shall state the date, time, and place of the public hearing. Such tax increase may be levied only after the governing authority of the district has called a special election submitting the proposition for the levy of such taxes to the qualified electors of the district and the proposition has received the favorable vote of a majority of the electors voting in the election; however, in the event there are no qualified electors in the district as certified by the registrar of voters, no such election shall be required. The powers and rights conferred by this Section shall be in addition to the powers and rights conferred by any other general or special law. This Section, and any provisions of this Chapter not inconsistent therewith, does and shall be construed to provide a complete and additional method for the levy of any ad valorem tax, sales tax, or hotel occupancy tax or combination of such taxes. No election, proceeding, notice, or approval shall be required for the levy of such taxes except as provided herein. The provisions of this Section shall be liberally construed for the accomplishment of its purposes.

**OFFICIAL PUBLIC NOTICE OF THE INTENT TO LEVY SALES TAXES
WITHIN THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT
AS DESCRIBED HEREIN PURSUANT TO LSA-R.S. 33:9038.39**

NOTICE IS HEREBY GIVEN PURSUANT TO LSA-R.S. 33:9038.39 to all citizens and to all other interested persons of the intention of the MorganField Economic Development District, an economic development district formed by the adoption of an Ordinance created by the City Council of the City of Lake Charles on June 7, 2017, with the boundaries set forth below ("**District**"), to levy one percent (1%) of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the District and one percent (1%) of hotel occupancy taxes within the District ("**New Tax**") percent commencing January 1, 2018, all as presently defined in La. R.S. 47:301 through 316, inclusive, within the District as authorized by La. R.S. 33:9038.39.

The District was created by the City Council to provide funds pursuant to a Cooperative Endeavor Agreement ("**CEA**"), including without limitation the New Tax, in order to assist in the cost of construction, development and operation of the MorganField Development project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the District generally consisting of residential units, commercial space, civic and institutional space and open space ("**Project**"), which Project may be developed on property within the District in multiple phases pursuant to a MorganField Master Plan which has been approved by the City of Lake Charles.

The New Tax will be pledged and disbursed for the benefit of the Owner and the Project to assist in the construction, development and operation of the Project pursuant to the terms of the CEA.

In addition to additional economic benefits to the City of Lake Charles referenced in the CEA, the Project is projected to stimulate the local economy, create jobs and developing underutilized land in the City of Lake Charles. The Cooperative Endeavor Agreement in accordance with Section 14(C) of Article VII of the Louisiana Constitution of 1974, as amended is on file with the District. The boundaries of the District are generally described as follows:

The MorganField Economic Development District encompasses approximately 328.99 acres in the City of Lake Charles, Calcasieu Parish, Louisiana generally described as follows:

**LEGAL DESCRIPTION AND GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

A CERTAIN TRACT OF LAND BEING 328.99 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 48' 29" EAST FOR A

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THENCE PROCEED ALONG A BEARING OF NORTH 00° 47' 31" EAST A DISTANCE OF 2651.18 FEET TO THE POINT OF BEGINNING;

ALL AS SHOWN ON THE MAP ON FILE WITH LYNN F. THIBODEAUX, CLERK OF THE COUNCIL, 4TH FLOOR, 326 PUJO STREET, LAKE CHARLES, LOUISIANA

The public is further notified that the Board of the District ("Board") introduced a Resolution on June 13, 2017 to authorizing the execution and delivery of a Cooperative Endeavor Agreement by and between the City of Lake Charles, Louisiana, the District, MorganField Development, L. L. C., Arrozal Investment, Part A, Arrozal Investment, Part B, L. L. C., Arrozal Investment Part C, L. L. C., Stansel Properties, L. L. C. and the Lacassane Company, Inc. (individually and collectively "**Owners**"); and otherwise providing for other matters in connection with the foregoing.

The public is further notified that the Board intends to levy and collect a one percent (1.0%) sales and use tax upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the district and one percent (1.0%) of hotel occupancy taxes within the boundaries of the Morganfield Economic Development District commencing January 1, 2018 and otherwise providing with respect thereto. The New Tax will be pledged and disbursed for the benefit of the Owner and the Project to assist in the construction, development and operation of the Project pursuant to the terms of the CEA.

THE PUBLIC IS NOTIFIED THAT THE BOARD OF THE DISTRICT WILL MEET IN OPEN AND PUBLIC SESSION TO CONSIDER ADOPTING EACH OF THE TWO ABOVE DESCRIBED RESOLUTIONS AT ITS MEETING OF THE BOARD TO BE HELD ON JULY 19, 2017 AT THE COUNCIL CHAMBERS ON 326 PUJO STREET, LAKE CHARLES, LOUISIANA WHICH BEGINS AT 5:30 P.M. IMMEDIATELY PRECEDING THE OPENING OF THE CITY COUNCIL MEETING AND THE BOARD WILL HEAR ANY OBJECTIONS BY THE PUBLIC TO THE PROPOSED LEVY OF THE NEW TAX.

STATE OF LOUISIANA :

PARISH OF CALCASIEU :

I, LYNN F. THIBODEAUX, do hereby certify that I am the duly qualified and acting Clerk of the Council of the City of Lake Charles, Calcasieu Parish, Louisiana.

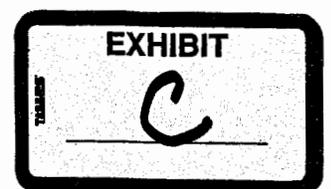
I further certify that the above and foregoing is a true and correct copy of the Agenda for the MorganField Economic Development District Board of Directors meeting held on June 13, 2017, and this posting designates the official Notice of Public Meeting which was posted at City Hall, 326 Pujos Street on June 9, 2017.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of said City, this 9th day of June, 2017.



LYNN F. THIBODEAUX
CLERK OF THE COUNCIL

[SEAL]



MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

BOARD OF DIRECTORS
MEETING AGENDA

TUESDAY, JUNE 13, 2017

I MEETING AT 5:30 P.M.
IMMEDIATELY PRECEDING THE MEETING OF THE CITY COUNCIL

CITY COUNCIL CHAMBERS
326 PUJO STREET
LAKE CHARLES, LOUISIANA

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of the MorganField Economic Development District will be held on **June 13, 2017 which begins at 5:30 P.M., immediately preceding the City Council meeting**, at the Lake Charles City Council Chambers, 326 Pujó Street, Lake Charles, Louisiana. The agenda for the meeting and the items to be discussed are as follows:

1. **Call to Order**
2. **Roll Call**
3. **Board Action:** Nomination and Election of Officers
4. **Board Action:** Consideration and adoption of Bylaws for the District
5. **Introduction:** A Resolution of the Board authorizing the execution and delivery of a Cooperative Endeavor Agreement by and between the City of Lake Charles, Louisiana, the District, MorganField Development, L.L.C., Arrozal Investment, Part A, Arrozal Investment, Part B, L. L. C., Arrozal Investment Part C, L.L.C., Stansel Properties, L.L.C. and the Lacassane Company, Inc.; and otherwise providing for other matters in connection with the foregoing.
6. **Introduction:** A Resolution of the Board to levy and collect a one percent (1.0%) sales and use tax upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the district and one percent (1.0%) of hotel occupancy taxes within the boundaries of the Morganfield Economic Development District commencing January 1, 2018 and otherwise providing with respect thereto.
7. **Board Action:** Adopt a Resolution of the Board providing notice to the public of its intention to levy and collect a one percent (1.0%) sales and use tax upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the district and one percent (1.0%) of hotel occupancy taxes within the boundaries of the Morganfield Economic Development District commencing January 1, 2018 and otherwise providing with respect thereto and to provide any and all of the notices required by LSA-R.S. 42:19.1 and LSA-R.S. 33:9038.39 of the Board in connection therewith in the forms attached to the Resolution.
8. **Board Action:** To call and schedule the next meeting of the Board on July 19, 2017, at 5:30 p.m., immediately preceding the opening of the City Council meeting, at which District meeting and hearing the District will hear any objections to the proposed levy of the New Tax.
9. **Public Comment**
10. **Adjournment**

Affidavit of Publication

STATE OF LOUISIANA
Parish of Calcasieu

Before me the undersigned authority, personally came and appeared



who being duly sworn, deposes and says:

He/She is a duly authorized agent of
LAKE CHARLES AMERICAN PRESS
a newspaper published daily at 4900 Highway 90 East,
Lake Charles, Louisiana, 70615. (Mail address: P.O. Box 2893
Lake Charles, LA 70602)

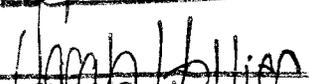
OFFICIAL PUBLIC
NOTICE OF THE
INTENT TO LEVY
SALES TAXES
WITHIN THE
MORGANFIELD
ECONOMIC
DEVELOPMENT
DISTRICT
AS DESCRIBED
HEREIN PURSUANT
TO LSA-R.S. 33:9038.39

NOTICE IS
HEREBY GIVEN PUR-
SUANT TO LSA-R.S.
33:9038.39 to all citizens
and to all other inter-
ested persons of the in-
tention of the Morgan-
Field Economic Devel-
opment District, an eco-
nomic development dis-
trict formed by the ad-
option of an Ordinance
created by the City
Council of the City of
Lake Charles on June 7,
2017, with the boundar-
ies set forth below
("District"), to levy one
percent (1%) of sales

The attached Notice was published in said newspaper in its issue(s)
dated:

00999601 - \$247.80

July 03, 2017,
July 10, 2017

FILED DEC 27 2017

Deputy Clerk of Court
Louisiana



Duly Authorized Agent

Subscribed and sworn to before me on this 10th day of July, 2017 at
Lake Charles, LA



03101450

Notary Public

CITY OF LAKE CHARLES
Decky R. Venissat
Notary Public
State of Louisiana
Calcasieu Parish
Notary ID # 8546

My commission expires at death



OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1317.45 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 26" EAST FOR A DISTANCE OF 1355.12 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 00° 00' 00" EAST FOR A DISTANCE OF 897.29 FEET TO A POINT;

DELTA ANGLE OF 03° 49' 37", A CHORD BEARING OF NORTH 87° 42' 34" WEST, AND A CHORD LENGTH OF 68.45 FEET. THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 45.37 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 670.41 FEET TO A POINT;

and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the District and one percent (1%) of hotel occupancy taxes within the District ("New Tax") percent commencing January 1, 2018, all as presently defined in La. R.S. 47:301 through 316, inclusive, within the District as authorized by La. R.S. 33:9038.39.

The District was created by the City Council to provide funds pursuant to a Cooperative Endeavor Agreement ("CEA"), including without limitation the New Tax, in order to assist in the cost of construction, development and operation of the Morganfield Development project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the District generally consisting of residential units, commercial space, civic and institutional space and open space ("Project"), which Project may be developed on property within the District in multiple phases pursuant to a Morganfield Master Plan which has been approved by the City of Lake Charles.

The New Tax will be pledged and disbursed for the benefit of the Owner and the Project to assist in the construction, development and operation of the Project pursuant to the terms of the CEA.

A CERTAIN TRACT OF LAND BEING 328.99 ACRES SITUATED IN SECTION 23, TOWNSHIP 10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING (P.O.B.); THENCE PROCEED ALONG A BEARING OF SOUTH 89° 48' 29" EAST FOR A DISTANCE OF 1389.11 FEET TO A POINT; THENCE PROCEED ALONG A BEARING

WEST FOR A DISTANCE OF 670.41 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 01° 55' 56" WEST FOR A DISTANCE OF 98.82 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 693.69 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 72° 57' 29" EAST FOR A DISTANCE OF 1064.61 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 00° 00' 00" EAST FOR A DISTANCE OF 32.43 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 195.00 FEET, HAVING AN ARC LENGTH OF 306.31 FEET, HAVING A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF NORTH 45° 22' 38" EAST, AND A CHORD LENGTH OF 275.77 FEET. THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 552.71 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, HAVING AN ARC LENGTH OF 68.46 FEET, HAVING A

percent (1.0%) of hotel occupancy taxes within the boundaries of the Morganfield Economic Development District commencing January 1, 2018 and otherwise providing with respect thereto. The New Tax will be pledged and disbursed for the benefit of the Owner and the Project to assist in the construction, development and operation of the Project pursuant to the terms of the CEA. THE PUBLIC IS NOTIFIED THAT THE BOARD OF THE DISTRICT WILL MEET IN OPEN AND PUBLIC SESSION TO CONSIDER ADOPTING THE EACH OF THE TWO ABOVE DESCRIBED RESOLUTIONS AT ITS MEETING OF THE BOARD TO BE HELD ON JULY 19, 2017 AT THE COUNCIL CHAMBERS ON 326 PUJO STREET, LAKE CHARLES, LOUISIANA WHICH BEGINS AT 5:30 P.M. IMMEDIATELY PRECEDING THE OPENING OF THE CITY COUNCIL MEETING AND THE BOARD WILL HEAR ANY OBJECTIONS BY THE PUBLIC TO THE PROPOSED LEVY OF THE NEW TAX.

July 3, 10 21
00999601

CLASSIFIED ADS
494-4000

MORGANFIELD
ECONOMIC
DEVELOPMENT
DISTRICT

BOARD OF
DIRECTORS
MEETING AGENDA

WEDNESDAY,
JULY 19, 2017
MEETING AT 5:30
P.M.
IMMEDIATELY
PROCEEDING THE
MEETING OF THE
CITY COUNCIL

CITY COUNCIL
CHAMBERS
326 PUJO STREET,
LAKE CHARLES,
LOUISIANA

NOTICE IS
HEREBY GIVEN that a
meeting of the Board of
the Morganfield Eco-
nomic Development Dis-
trict will be held on July
19, 2017 which begins at
5:30 P.M., immediately
preceding the City Coun-
cil meeting, at the Lake
Charles City Council
Chambers, 326 Pujou
Street, Lake Charles,
Louisiana. The agenda
for the meeting and the
items to be discussed
are as follows:
1. Call to Order
2. Roll Call
3. Board Action:
Review and approval of
the Minutes of the Board
of the Morgan Field
Economic Development
District from its meet-
ing on June 13, 2017.
4. Board Action:
Adopt a Resolution of
the Board authorizing
the execution and deliv-
ery of a Cooperative En-
deavor Agreement by
and between the City of
Lake Charles, Louisi-
ana, the District, Mor-
ganfield Development,
L. L. C., Arrozal Invest-
ment, Part A, Arrozal
Investment, Part B, L.
L. C., Arrozal Invest-
ment Part C, L. L. C.,
Stansel Properties, L. L.
C. and the Lacassane
Company, Inc.; and oth-
erwise providing for oth-
er matters in connec-
tion with the foregoing.
5. Board Action:
Adopt a Resolution of
the Board to levy and
collect a one percent
(1.0%) sales and use tax
upon the sale at retail,
the use, the lease, or
rental, the consumption
and storage for use or
consumption of tangible
personal property, and
on sales of services in
the district and one per-
cent (1.0%) of hotel oc-
cupancy taxes within
the boundaries of the
Morganfield Economic
Development District
and otherwise providing
with respect thereto.
6. Public Comment.
7. Adjournment.

July 15 2017
01002811

Affidavit of Publication

STATE OF LOUISIANA
Parish of Calcasieu

Before me the undersigned authority, personally came and appeared

who being duly sworn, deposes and says:

He/She is a duly authorized agent of
LAKE CHARLES AMERICAN PRESS

a newspaper published daily at 4900 Highway 90 East,
Lake Charles, Louisiana, 70615. (Mail address: P.O. Box 2893
Lake Charles, LA 70602)

The attached Notice was published in said newspaper in its issue(s)
dated:

01002811 - \$54.75
July 15, 2017

FILED DEC 27 2017

Duly Authorized Agent

Subscribed and sworn to before me on this 15th day of July, 2017 at
Lake Charles, LA

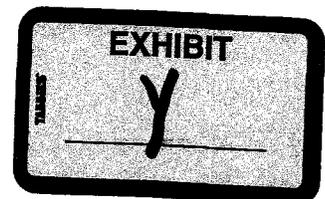
03101450

Notary Public

CITY OF LAKE CHARLES

Becky R. Venissat
Notary Public
State of Louisiana
Calcasieu Parish
Notary ID # 8546

My commission expires at death



STATE OF LOUISIANA :

PARISH OF CALCASIEU :

I, LYNN F. THIBODEAUX, do hereby certify that I am the duly qualified and acting Clerk of the Council of the City of Lake Charles, Calcasieu Parish, Louisiana.

I further certify that the above and foregoing is a true and correct copy of the Agenda for the MorganField Economic Development District Board of Directors meeting held on July 19, 2017, and this posting designates the official Notice of Public Meeting which was posted at City Hall, 326 Pujot Street on July 14, 2017.

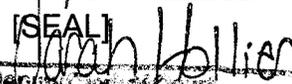
IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of said City, this 14th day of July, 2017.


LYNN F. THIBODEAUX
CLERK OF THE COUNCIL

DEC 27 2017

FILED

(SEAL)


Nathaniel
Deputy Clerk of Council

EXHIBIT

1 2

MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

**BOARD OF DIRECTORS
MEETING AGENDA**

WEDNESDAY, JULY 19, 2017

MEETING AT 5:30 P.M.

IMMEDIATELY PROCEEDING THE MEETING OF THE CITY COUNCIL

**CITY COUNCIL CHAMBERS
326 PUJO STREET
LAKE CHARLES, LOUISIANA**

NOTICE IS HEREBY GIVEN that a meeting of the Board of the MorganField Economic Development District will be held on **July 19, 2017 which begins at 5:30 P.M., immediately preceding the City Council meeting**, at the Lake Charles City Council Chambers, 326 Pujó Street, Lake Charles, Louisiana. The agenda for the meeting and the items to be discussed are as follows:

- 1. Call to Order**
- 2. Roll Call**
- 3. Board Action:** Review and approval of the Minutes of the Board of the Morgan Field Economic Development District from its meeting on June 13, 2017.
- 4. Board Action:** Adopt a Resolution of the Board authorizing the execution and delivery of a Cooperative Endeavor Agreement by and between the City of Lake Charles, Louisiana, the District, MorganField Development, L. L. C., Arrozal Investment, Part A, Arrozal Investment, Part B, L. L. C., Arrozal Investment Part C, L. L. C., Stansel Properties, L. L. C. and the Lacassane Company, Inc.; and otherwise providing for other matters in connection with the foregoing.
- 5. Board Action:** Adopt a Resolution of the Board to levy and collect a one percent (1.0%) sales and use tax upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the district and one percent (1.0%) of hotel occupancy taxes within the boundaries of the Morganfield Economic Development District and otherwise providing with respect thereto.
- 6. Public Comment**
- 7. Adjournment**

STATE OF LOUISIANA :
PARISH OF CALCASIEU :

FILED DEC 27 2017
Joseph Bollier

I, LYNN F. THIBODEAUX, do hereby certify that I am the duly qualified and acting Clerk of the Council of the City of Lake Charles, Calcasieu Parish, Louisiana.

I further certify that the above and foregoing is a true and correct copy of the Agenda for the MorganField Economic Development District Board of Directors meeting held on July 19, 2017 in the City Council Chambers of City Hall.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of said City, this 14th day of July, 2017.

Lynn F. Thibodeaux
LYNN F. THIBODEAUX
CLERK OF THE COUNCIL

[SEAL]



MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

**BOARD OF DIRECTORS
MEETING AGENDA**

WEDNESDAY, JULY 19, 2017

MEETING AT 5:30 P.M.

IMMEDIATELY PROCEEDING THE MEETING OF THE CITY COUNCIL

**CITY COUNCIL CHAMBERS
326 PUJO STREET
LAKE CHARLES, LOUISIANA**

NOTICE IS HEREBY GIVEN that a meeting of the Board of the MorganField Economic Development District will be held on **July 19, 2017 which begins at 5:30 P.M., immediately preceding the City Council meeting**, at the Lake Charles City Council Chambers, 326 Pujó Street, Lake Charles, Louisiana. The agenda for the meeting and the items to be discussed are as follows:

1. **Call to Order**
2. **Roll Call**
3. **Board Action:** Review and approval of the Minutes of the Board of the Morgan Field Economic Development District from its meeting on June 13, 2017.
4. **Board Action:** Adopt a Resolution of the Board authorizing the execution and delivery of a Cooperative Endeavor Agreement by and between the City of Lake Charles, Louisiana, the District, MorganField Development, L. L. C., Arrozal Investment, Part A, Arrozal Investment, Part B, L. L. C., Arrozal Investment Part C, L. L. C., Stansel Properties, L. L. C. and the Lacassane Company, Inc.; and otherwise providing for other matters in connection with the foregoing.
5. **Board Action:** Adopt a Resolution of the Board to levy and collect a one percent (1.0%) sales and use tax upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the district and one percent (1.0%) of hotel occupancy taxes within the boundaries of the Morganfield Economic Development District and otherwise providing with respect thereto.
6. **Public Comment**
7. **Adjournment**

MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

**BOARD OF DIRECTORS
MEETING AGENDA**

WEDNESDAY, JULY 19, 2017

MEETING AT 5:30 P.M.

IMMEDIATELY PROCEEDING THE MEETING OF THE CITY COUNCIL

**CITY COUNCIL CHAMBERS
326 PUJO STREET
LAKE CHARLES, LOUISIANA**

NOTICE IS HEREBY GIVEN that a meeting of the Board of the MorganField Economic Development District will be held on **July 19, 2017 which begins at 5:30 P.M., immediately preceding the City Council meeting**, at the Lake Charles City Council Chambers, 326 Pujó Street, Lake Charles, Louisiana. The agenda for the meeting and the items to be discussed are as follows:

1. **Call to Order**
2. **Roll Call**
3. **Board Action:** Review and approval of the Minutes of the Board of the Morgan Field Economic Development District from its meeting on June 13, 2017.
4. **Board Action:** Adopt a Resolution of the Board authorizing the execution and delivery of a Cooperative Endeavor Agreement by and between the City of Lake Charles, Louisiana, the District, MorganField Development, L. L. C., Arrozal Investment, Part A, Arrozal Investment, Part B, L. L. C., Arrozal Investment Part C, L. L. C., Stansel Properties, L. L. C. and the Lacassane Company, Inc.; and otherwise providing for other matters in connection with the foregoing.
5. **Board Action:** Adopt a Resolution of the Board to levy and collect a one percent (1.0%) sales and use tax upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the district and one percent (1.0%) of hotel occupancy taxes within the boundaries of the Morganfield Economic Development District and otherwise providing with respect thereto.
6. **Public Comment**
7. **Adjournment**



MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

**BOARD OF DIRECTORS
MEETING MINUTES**

TUESDAY, JUNE 13, 2017

I MEETING AT 5:30 P.M. IMMEDIATELY PRECEDING THE MEETING OF THE LAKE CHARLES CITY COUNCIL, CITY COUNCIL CHAMBERS, 326 PUJO STREET, LAKE CHARLES, LOUISIANA

1. **Call to Order** – Rodney Geyen called the meeting to order at 5:30p.m.

2. **Roll Call**

Present: Luvertha August, Mark Eckard, John Ieyoub, Rodney Geyen, Dana C. Jackson, Mary Morris and Stuart Weatherford

Absent: None

3. **Nomination and Election of Officers:**

Mr. Geyen called for a motion for nominations for the office of Chairperson. On a motion made by John Ieyoub, seconded by Dana Jackson, Rodney Geyen was nominated as Chairperson. There were no other nominations.

Mr. Geyen then called for a motion for nominations for the office of Vice Chairperson. On a motion made by Luvertha August, seconded by Mark Eckard, John Ieyoub was nominated as Vice Chairperson. There were no other nominations.

Mr. Geyen then called for a motion for nominations for the office of Secretary/Treasurer. Ms. August nominated Mary Morris who declined the nomination. On a motion made by John Ieyoub, seconded by Luvertha August, Mark Eckard was nominated as Secretary/Treasurer

The officers nominated were elected by the following vote:

For: Luvertha August, Mark Eckard, John Ieyoub, Rodney Geyen, Dana C. Jackson, Mary Morris and Stuart Weatherford

Against: None

4. **Board Action:** Consideration and adoption of Bylaws for the District

Mr. Geyen called for a motion to adopt the By-Laws. On a motion made by John Ieyoub, seconded by Mark Eckard the By-Laws were adopted by the following vote:

For: Luvertha August, Mark Eckard, John Ieyoub, Rodney Geyen, Dana C. Jackson and Stuart Weatherford

Against: None

Abstain: Mary Morris

5. **Introduction:** A Resolution of the Board authorizing the execution and delivery of a Cooperative Endeavor Agreement by and between the City of Lake Charles, Louisiana, the District, MorganField Development, L.L.C., Arrozal Investment, Part A, Arrozal Investment, Part B, L. L. C., Arrozal Investment Part C, L.L.C., Stansel Properties, L.L.C. and the Lacassane Company, Inc.; and otherwise providing for other matters in connection with the foregoing.

Mr. Geyen read in the title of the resolution as being introduced.

6. **Introduction:** A Resolution of the Board to levy and collect a one percent (1.0%) sales and use tax upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the district and one percent (1.0%) of hotel occupancy taxes within the boundaries of the Morganfield Economic Development District commencing January 1, 2018 and otherwise providing with respect thereto.

Mr. Geyen read in the title of the resolution as being introduced.

7. **Board Action:** Adopt a Resolution of the Board providing notice to the public of its intention to levy and collect a one percent (1.0%) sales and use tax upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the district and one percent (1.0%) of hotel occupancy taxes within the boundaries of the Morganfield Economic Development District commencing January 1, 2018 and otherwise providing with respect thereto and to provide any and all of the notices required by LSA-R.S. 42:19.1 and LSA-R.S. 33:9038.39 of the Board in connection therewith in the forms attached to the Resolution.

Mr. Geyen read in the title of the resolution and asked for a motion to adopt the resolution. On a motion made by Stuart Weatherford and seconded by John Ieyoub, the resolution was adopted by the following vote:

For: Luvertha August, Mark Eckard, John Ieyoub, Rodney Geyen, Dana C. Jackson, Mary Morris and Stuart Weatherford

Against: None

Mr. Loftin stated that as per LSA-R.S. 42:19.1 and LSA-R.S. 33:9038.39 the board members will receive the public notice by hand delivery from the clerk immediately following this meeting.

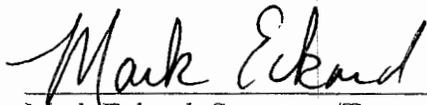
8. **Board Action:** To call and schedule the next meeting of the Board on July 19, 2017, at 5:30 p.m., immediately preceding the opening of the City Council meeting, at which District meeting and hearing the District will hear any objections to the proposed levy of the New Tax.

Mr. Geyen called for a motion to schedule the meeting on July 19, 2017. On a motion made by Luvertha August, seconded by John Ieyoub the meeting was set by the following vote:

For: Luvertha August, Mark Eckard, John Ieyoub, Rodney Geyen, Dana C. Jackson, Mary Morris and Stuart Weatherford

Against: None

9. **Public Comment** – Mr. Geyen asked if there was anyone who wished to address the Board. There were no requests to speak.
10. **Adjournment** – With no further business to come before the Board, Mr. Geyen declared the meeting adjourned at 5:40p.m.



Mark Eckard, Secretary/Treasurer

MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A COOPERATIVE ENDEAVOR AGREEMENT BY AND BETWEEN THE CITY OF LAKE CHARLES, LOUISIANA, THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT, MORGANFIELD DEVELOPMENT, L.L.C., ARROZAL INVESTMENT PART A, L.L.C., ARROZAL INVESTMENT PART B, L.L.C., ARROZAL INVESTMENT PART C, L.L.C., STANSEL PROPERTIES, L.L.C. AND THE LACASSANE COMPANY, INC.; AND OTHERWISE PROVIDING FOR OTHER MATTERS IN CONNECTION WITH THE FOREGOING.

WHEREAS, MorganField Development, L.L.C., Arrozal Investment Part A, L.L.C., Arrozal Investment Part B, L.L.C., Arrozal Investment Part C, L.L.C., Stansel Properties, L.L.C. and The Lacassane Company, Inc. ("**individually and collectively Owners**") are the Owners of the MorganField Development Property ("**Property**") located in the City of Lake Charles, Louisiana ("**City**"), as more completely described in the cooperative endeavor agreement ("**Cooperative Endeavor Agreement**") attached as Exhibit "A".

WHEREAS, the Owners intend to develop the Property as a mixed use project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the MorganField development generally consisting of residential units, office, commercial space, civic and institutional space and open space ("**Project**"), which Project may be developed in multiple phases pursuant to a MorganField Master Plan which has been approved by the City of Lake Charles.

WHEREAS, the Project will create additional housing stock in the City; add permanent and temporary construction jobs; improve the retention, expansion, and recruitment of businesses; enhance quality of life; increase the ad valorem tax base and sales and use tax collections; which will thereby be a driving force behind economic development, job creation and growth in the City, and a direct benefit to currently unemployed and low-income residents of the City (individually and collectively "**Economic Development Benefits**");

WHEREAS, pursuant to the provisions of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 33:9038.42, inclusive) ("**Act**") and other constitutional and statutory authority, the City Council of Lake Charles ("**Council**") is empowered to define and create an economic development district ("**EDD District**") within the City;

WHEREAS, pursuant to the Act, an EDD District is empowered to levy ad valorem taxes, sales taxes or hotel occupancy taxes within the District up to five mills of ad valorem taxes, up to two percent (2%) of sales taxes, or up to two percent (2%) of hotel occupancy taxes, or any combination of such taxes, above and in addition to any other ad valorem taxes, sales taxes, or hotel occupancy taxes, or combination of such taxes, then in existence or permitted to be in existence in the EDD District;

WHEREAS, the Owners made a request to the Council that the Property be incorporated into an EDD District;

WHEREAS, the District Property produced annual sales tax revenue for the City of \$0.00 in the base year of 2016;

WHEREAS, pursuant to Ordinance No. 17866, the Council established on June 7, 2017 the MorganField Economic Development District within the City with the geographical boundaries described on Exhibit "B" and as shown on Exhibit "C";

WHEREAS, pursuant to Ordinance No. 17867, the Council approved on June 7, 2017, the Council approved the Cooperative Endeavor Agreement ("**CEA**") by and among the City, the District and the Owners to provide for the collection of certain taxes, including the New Tax, and the distribution of those taxes to the Owners to assist in the construction, development and operation of the Project (individually and collectively "**Project Development**") in accordance with Section 14(C) of Article VII of the Louisiana Constitution of 1974, as amended, and the Act;

WHEREAS, pursuant to the Act, the Owners requested that the Board of the MorganField District ("**Board**") authorize (a) the levy and collection of one (1%) percent of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the MorganField District and one (1%) percent of hotel occupancy taxes within the MorganField District commencing January 1, 2018 ("**New Tax**") and (b) the pledge and the disbursement of the New Tax for the benefit of the Owners and the Project to assist in the Project Development;

WHEREAS, the District desires to levy the New Tax and pledge and disburse the available amount of the New Tax collected within the boundaries of the District to be used to assist with the Project Development pursuant to the terms and conditions of the CEA;

WHEREAS, to facilitate these goals, the Board authorizes and directs the Chairperson and the Secretary to enter into a Cooperative Endeavor Agreement by and among the City, the District and the Owners (individually and collectively "**Parties**") to provide for the agreement between the Parties regarding the development and construction of public projects together with other terms and conditions; and

NOW, THEREFORE, BE IT ORDAINED by the Board of the District that:

SECTION 1. The foregoing “WHEREAS” clauses are hereby adopted as set forth in the preamble of this Resolution.

SECTION 2. The District hereby authorizes the execution and delivery of the Cooperative Endeavor Agreement, the form of which is attached hereto as Exhibit “A”, with such additions, omissions or changes as may be recommended by legal counsel to the District.

SECTION 3. The District hereby authorizes the Chairperson and its Secretary to execute the Cooperative Endeavor Agreement.

SECTION 4. This Resolution does hereby incorporate by reference as though fully set forth herein the provisions and requirements of the Act.

SECTION 5. The Chairperson hereby authorized to do any and all things necessary and incidental to carry out the provisions of this Resolution.

This Resolution, having been submitted to a vote of the Board, acting as the governing authority of the District, in an open public meeting, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

THUS DONE, APPROVED, AND ADOPTED by the Board of the MorganField Economic Development District, at a meeting of said open public body duly held and conducted on July 19, 2017 in the City Council Chambers at 326 Pujoe Street in the City of Lake Charles.

Rodney Geyen, Chairperson

ATTEST:

Mark Eckard, Secretary/Treasurer

EXHIBIT A
THE COOPERATIVE ENDEAVOR AGREEMENT

EXHIBIT "B"

**GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT MORGANFIELD**

The MorganField Economic Development MorganField will encompass approximately 328.99 acres in the City of Lake Charles, Calcasieu Parish, Louisiana generally described as follows:

**GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT MORGANFIELD**

A CERTAIN TRACT OF LAND BEING 328.99 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 48' 29" EAST FOR A DISTANCE OF 1389.11 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1317.45 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 26" EAST FOR A DISTANCE OF 1355.12 FEET TO A POINT;

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THENCE PROCEED ALONG A BEARING OF SOUTH 89° 51' 57" EAST FOR A DISTANCE OF 126.86 FEET TO A POINT,

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2560.00 FEET, HAVING AN ARC LENGTH OF 467.16 FEET, HAVING A DELTA ANGLE OF 10° 27' 20", A CHORD BEARING OF SOUTH 84° 38' 17" EAST, AND A CHORD LENGTH OF 466.51 FEET.

THENCE PROCEED ALONG A BEARING OF SOUTH 79° 24' 37" EAST FOR A DISTANCE OF 670.53 FEET TO A POINT;

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ALL AS SHOWN ON THE MAP ATTACHED AS **EXHIBIT "B"**. IN THE EVENT OF A CONFLICT BETWEEN THE DESCRIPTION CONTAINED ABOVE AND THE MAP ATTACHED AS EXHIBIT "A", THE MAP SHALL CONTROL.

5

MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT TO LEVY AND COLLECT A ONE PERCENT (1.0%) SALES AND USE TAX UPON THE SALE AT RETAIL, THE USE, THE LEASE OR RENTAL, THE CONSUMPTION AND STORAGE FOR USE OR CONSUMPTION OF TANGIBLE PERSONAL PROPERTY AND ON SALES OF SERVICES IN THE DISTRICT AND ONE PERCENT (1.0%) OF HOTEL OCCUPANCY TAXES WITHIN THE BOUNDARIES OF THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT COMMENCING JANUARY 1, 2018; AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, MorganField Development, L.L.C., Arrozal Investment Part A, L.L.C., Arrozal Investment Part B, L.L.C., Arrozal Investment Part C, L.L.C., Stansel Properties, L.L.C. and The Lacassane Company, Inc. (individually and collectively “**Owners**”) are the Owners of the MorganField Development Property (“**Property**”), located in the City of Lake Charles, Louisiana (“**City**”) as more completely described on Exhibit “A” and as shown on Exhibit “B”.

WHEREAS, the Owners intend to develop the Property as a mixed use project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the MorganField development generally consisting of residential units, office, commercial space, civic and institutional space and open space (“**Project**”), which Project may be developed in multiple phases pursuant to a MorganField Master Plan which has been approved by the City of Lake Charles.

WHEREAS, the Owners intend to develop the Property together with other property owned by Owners, as a mixed use project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the MorganField development generally consisting of residential units, office, commercial space, civic and institutional space and open space (“**Project**”), which Project may be developed on property within the MorganField in multiple phases pursuant to a MorganField Master Plan which has been approved by the City.

WHEREAS, the Project will create additional housing stock in the City; add permanent and temporary construction jobs; improve the retention, expansion, and

recruitment of businesses; enhance quality of life; increase the ad valorem tax base and sales and use tax collections; which will thereby be a driving force behind economic development, job creation and growth in the City/Parish, and a direct benefit to currently unemployed and low-income residents of the City (individually and collectively **“Economic Development Benefits”**);

WHEREAS, pursuant to the provisions of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 33:9038.42, inclusive) (**“Act”**) and other constitutional and statutory authority, the City Council of Lake Charles (**“Council”**) is empowered to define and create an economic development district (**“EDD District”**) within the City;

WHEREAS, pursuant to the Act, an EDD District is empowered to levy ad valorem taxes, sales taxes or hotel occupancy taxes within the District up to five mills of ad valorem taxes, up to two percent (2%) of sales taxes, or up to two percent (2%) of hotel occupancy taxes, or any combination of such taxes, above and in addition to any other ad valorem taxes, sales taxes, or hotel occupancy taxes, or combination of such taxes, then in existence or permitted to be in existence in the EDD District;

WHEREAS, the Owners made a request to the Council that the Property be incorporated into an EDD District;

WHEREAS, the District Property produced annual sales tax revenue for the City of \$0.00 in the base year of 2016;

WHEREAS, pursuant to Ordinance No.17866, the Council established on June 7, 2017 the MorganField Economic Development District within the City with the geographical boundaries described on **Exhibit “A”** and as shown on **Exhibit “B”**;

WHEREAS, pursuant to Ordinance No. 17867, the Council approved on June 7, 2017, the Council approved the Cooperative Endeavor Agreement (**“CEA”**) by and among the City, the District and the Owners to provide for the collection of certain taxes, including the New Tax, and the distribution of those taxes to the Owners to assist in the construction, development and operation of the Project (individually and collectively **“Project Development”**) in accordance with Section 14(C) of Article VII of the Louisiana Constitution of 1974, as amended, and the Act;

WHEREAS, pursuant to the Act, the Owners requested that the Board of the MorganField District (**“Board”**) authorize (a) the levy and collection of one (1%) percent of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in

the MorganField District and one (1%) percent of hotel occupancy taxes within the MorganField District commencing January 1, 2018 (“**New Tax**”) and (b) the pledge and the disbursement of the New Tax for the benefit of the Owners and the Project to assist in the Project Development;

WHEREAS, the District desires to levy the New Tax and pledge and disburse the available amount of the New Tax collected within the boundaries of the District to be used to assist with the Project Development pursuant to the terms and conditions of the CEA;

WHEREAS, the Board hereby finds that (i) the use of the New Tax by the Owners will comport with a governmental purpose (economic development) that the District has legal authority to pursue, (ii) the use of the New Tax by the Owners is not a gratuitous transfer, and (iii) the City, as a result of the Economic Development Benefits, reasonably expects to receive equivalent value in exchange for the use of the New Tax by the Owners;

WHEREAS, in accordance with the Act, the District has given notice of its intention to levy and collect one (1%) percent of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the MorganField District and one (1%) percent of hotel occupancy taxes within the MorganField District commencing January 1, 2018 (“**New Tax**”) and (b) the pledge and the disbursement of the New Tax for the benefit of the Owners and the Project to assist in the Project Development;

WHEREAS, pursuant to R.S. 42:19.1, notice to the public of the District’s intent to levy New Tax in order to assist with the Project Development was advertised in the American Press on June 14, 2017;

WHEREAS, pursuant to R.S. 42:19.1, notice to the Council, the Board, State Senator Ronnie Johns, State Senator Dan Morrish and State Representative A. B. Franklin of the District’s intent to levy New Tax in order to assist with the Project Development was delivered on or about June 14, 2017;

WHEREAS, pursuant to R.S. 33:9038.39, notice to the public of the District’s intent to levy New Tax in order to assist with the Project Development was advertised in the American Press on July 3, 2017 and July 10, 2017;

WHEREAS, there are no qualified electors residing in the District and therefore no election under La. R.S. 33:9038.39 is required prior to the levy of the New Tax, as

certified by Registrar of Voters for Calcasieu, Louisiana on the certificate attached hereto and incorporated herein as **Exhibit "C"**;

WHEREAS, it is in the public interest and within the power and authority vested in the District under the Act to levy and collect the New Tax;

WHEREAS, in accordance with the Act, the Board held in an open public meeting of the District on July 19, 2017 in order to hear any objections to the proposed levy of the New Tax;

WHEREAS, pursuant to Resolution No. _____ adopted on July 19, 2017, the District has authorized its Chairperson to enter into the CEA which provides for the priority of the components of the Project Development to be funded by the receipts of the New Tax; and

NOW THEREFORE, BE IT RESOLVED by the Board of the MorganField Economic Development District, that:

SECTION 1. The foregoing "WHEREAS" clauses are hereby adopted as set forth in the preamble to this Resolution.

SECTION 2. The Board does hereby approve the levy and collection by the District of one (1%) percent of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the MorganField District and one (1%) percent of hotel occupancy taxes within the MorganField District commencing January 1, 2018 and (b) the pledge and the disbursement of the New Tax for the benefit of the Owners and the Project to assist in the Project Development;

SECTION 3. The District Chair is authorized and empowered to take any and all further action and to sign any and all documents, instruments and writings as may be necessary to carry out the purposes of this resolution and to file, on behalf of the District, with any governmental board or entity having jurisdiction over the Project, such applications or requests for approval thereof as may be required by law.

SECTION 4. This Resolution does hereby incorporate by reference as though fully set forth herein the provisions and requirements of the Act.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

This Resolution, having been submitted to a vote of the Board acting as the governing authority of the MorganField Economic Development District in an open public meeting, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

THUS DONE, APPROVED, AND ADOPTED by the Board of the MorganField Economic Development District, at an open meeting of said public body duly held and conducted on July 19, 2017 in the City Council Chambers at 326 Pujoe Street in the City of Lake Charles.

Rodney Geyen, Chairperson

ATTEST:

Mark Eckard, Secretary/Treasurer

EXHIBIT "A"

**GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

The MorganField Economic Development District will encompass approximately 328.99 acres in the City of Lake Charles, Calcasieu Parish, Louisiana generally described as follows:

**GEOGRAPHICAL BOUNDARIES OF
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A CERTAIN TRACT OF LAND BEING 328.99 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

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EXHIBIT "B"

MAP SHOWING BOUNDARIES OF MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

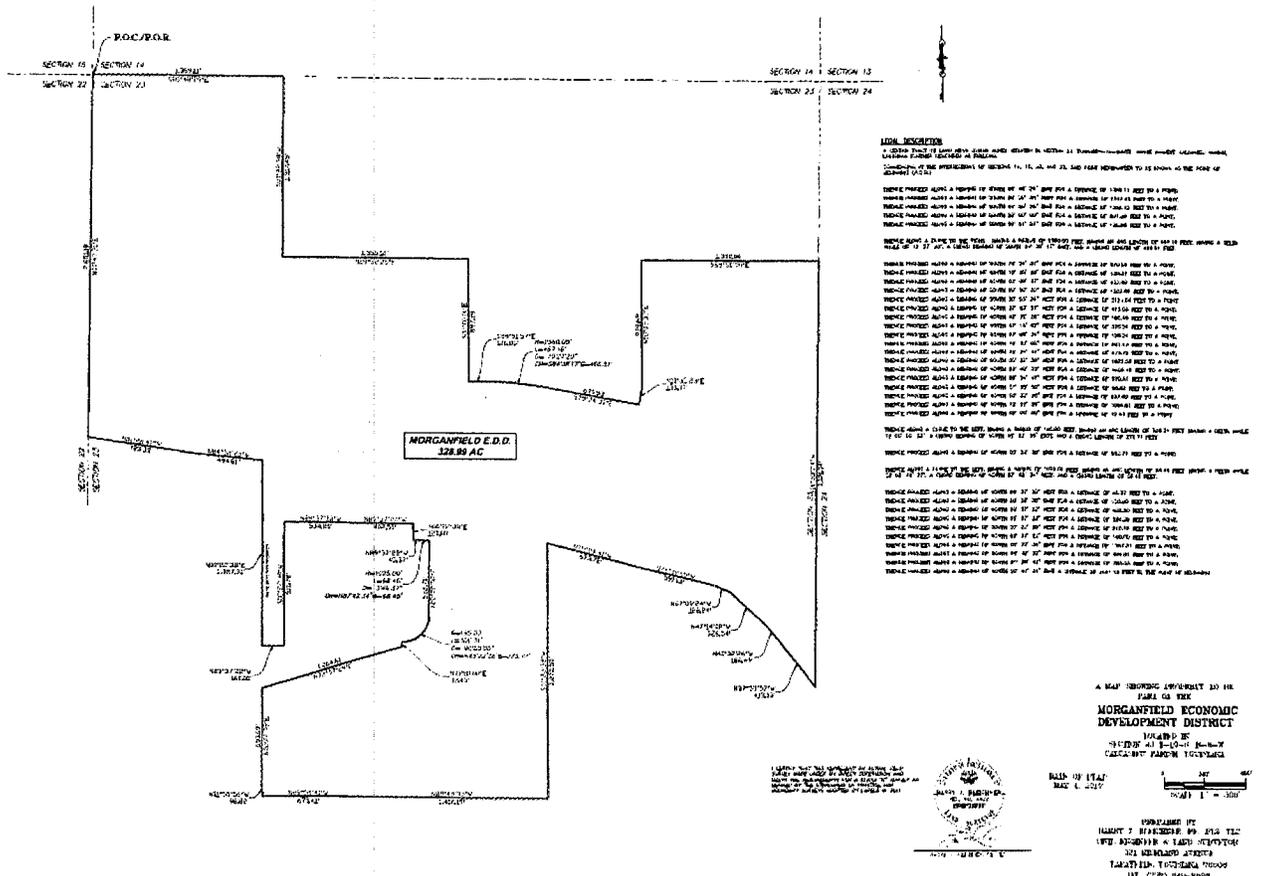


EXHIBIT "C"

MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

CERTIFICATE OF PARISH OF CALCASIEU REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of Calcasieu, State of Louisiana, do hereby certify that I have examined all of the voters' records concerning the following described property:

The MorganField Economic Development District ("**District**") encompasses approximately 328.99 acres in the City of Lake Charles, Calcasieu Parish, Louisiana generally described as follows:

**LEGAL DESCRIPTION AND GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

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THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 910.78 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 1357.31 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 84° 32' 22" WEST FOR A DISTANCE OF 494.81 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 81° 28' 42" WEST FOR A DISTANCE OF 783.33 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 47' 31" EAST A DISTANCE OF 2651.18 FEET TO THE POINT OF BEGINNING;

ALL AS SHOWN ON THE MAP BELOW. IN THE EVENT OF A CONFLICT IN THE DESCRIPTION CONTAINED IN THIS DESCRIPTION AND THE MAP, THE MAP SHALL CONTROL.

STATE OF LOUISIANA :

PARISH OF CALCASIEU :

I, MARK ECKARD, do hereby certify that I am the Secretary/Treasurer for MorganField Economic Development District Board of Directors and that the above and foregoing is a true and correct copy of Resolution number 17-4 adopted at a regular meeting of the MorganField Economic Development District Board, held on the 19th day of July, 2017.



**MARK ECKARD, Secretary/Treasurer
MorganField Economic Development
District Board**

FILED DEC 27 2017

Deputy Clerk of Court

EXHIBIT
1 CC

MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

RESOLUTION NO. 17-4

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A COOPERATIVE ENDEAVOR AGREEMENT BY AND BETWEEN THE CITY OF LAKE CHARLES, LOUISIANA, THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT, MORGANFIELD DEVELOPMENT, L.L.C., ARROZAL INVESTMENT PART A, L.L.C., ARROZAL INVESTMENT PART B, L.L.C., ARROZAL INVESTMENT PART C, L.L.C., STANSEL PROPERTIES, L.L.C. AND THE LACASSANE COMPANY, INC.; AND OTHERWISE PROVIDING FOR OTHER MATTERS IN CONNECTION WITH THE FOREGOING.

WHEREAS, MorganField Development, L.L.C., Arrozal Investment Part A, L.L.C., Arrozal Investment Part B, L.L.C., Arrozal Investment Part C, L.L.C., Stansel Properties, L.L.C. and The Lacassane Company, Inc. ("**individually and collectively Owners**") are the Owners of the MorganField Development Property ("**Property**") located in the City of Lake Charles, Louisiana ("**City**"), as more completely described in the cooperative endeavor agreement ("**Cooperative Endeavor Agreement**") attached as **Exhibit "A"**.

WHEREAS, the Owners intend to develop the Property as a mixed use project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the MorganField development generally consisting of residential units, office, commercial space, civic and institutional space and open space ("**Project**"), which Project may be developed in multiple phases pursuant to a MorganField Master Plan which has been approved by the City of Lake Charles.

WHEREAS, the Project will create additional housing stock in the City; add permanent and temporary construction jobs; improve the retention, expansion, and recruitment of businesses; enhance quality of life; increase the ad valorem tax base and sales and use tax collections; which will thereby be a driving force behind economic development, job creation and growth in the City, and a direct benefit to currently unemployed and low-income residents of the City (individually and collectively "**Economic Development Benefits**");

WHEREAS, pursuant to the provisions of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 33:9038.42, inclusive) ("**Act**") and other constitutional and statutory authority, the City Council of Lake Charles ("**Council**") is empowered to define and create an economic development district ("**EDD District**") within the City;

WHEREAS, pursuant to the Act, an EDD District is empowered to levy ad valorem taxes, sales taxes or hotel occupancy taxes within the District up to five mills of ad valorem taxes, up to two percent (2%) of sales taxes, or up to two percent (2%) of hotel occupancy taxes, or any combination of such taxes, above and in addition to any other ad valorem taxes, sales taxes, or hotel occupancy taxes, or combination of such taxes, then in existence or permitted to be in existence in the EDD District;

WHEREAS, the Owners made a request to the Council that the Property be incorporated into an EDD District;

WHEREAS, the District Property produced annual sales tax revenue for the City of \$0.00 in the base year of 2016;

WHEREAS, pursuant to Ordinance No. 17866, the Council established on June 7, 2017 the MorganField Economic Development District within the City with the geographical boundaries described on Exhibit "B" and as shown on Exhibit "C";

WHEREAS, pursuant to Ordinance No. 17867, the Council approved on June 7, 2017, the Council approved the Cooperative Endeavor Agreement ("**CEA**") by and among the City, the District and the Owners to provide for the collection of certain taxes, including the New Tax, and the distribution of those taxes to the Owners to assist in the construction, development and operation of the Project (individually and collectively "**Project Development**") in accordance with Section 14(C) of Article VII of the Louisiana Constitution of 1974, as amended, and the Act;

WHEREAS, pursuant to the Act, the Owners requested that the Board of the MorganField District ("**Board**") authorize (a) the levy and collection of one (1%) percent of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the MorganField District and one (1%) percent of hotel occupancy taxes within the MorganField District commencing January 1, 2018 ("**New Tax**") and (b) the pledge and the disbursement of the New Tax for the benefit of the Owners and the Project to assist in the Project Development;

WHEREAS, the District desires to levy the New Tax and pledge and disburse the available amount of the New Tax collected within the boundaries of the District to be used to assist with the Project Development pursuant to the terms and conditions of the CEA;

WHEREAS, to facilitate these goals, the Board authorizes and directs the Chairperson and the Secretary to enter into a Cooperative Endeavor Agreement by and among the City, the District and the Owners (individually and collectively "**Parties**") to provide for the agreement between the Parties regarding the development and construction of public projects together with other terms and conditions; and

NOW, THEREFORE, BE IT ORDAINED by the Board of the District that:

SECTION 1. The foregoing "WHEREAS" clauses are hereby adopted as set forth in the preamble of this Resolution.

SECTION 2. The District hereby authorizes the execution and delivery of the Cooperative Endeavor Agreement, the form of which is attached hereto as **Exhibit "A"**, with such additions, omissions or changes as may be recommended by legal counsel to the District.

SECTION 3. The District hereby authorizes the Chairperson and its Secretary to execute the Cooperative Endeavor Agreement.

SECTION 4. This Resolution does hereby incorporate by reference as though fully set forth herein the provisions and requirements of the Act.

SECTION 5. The Chairperson hereby authorized to do any and all things necessary and incidental to carry out the provisions of this Resolution.

This Resolution, having been submitted to a vote of the Board, acting as the governing authority of the District, in an open public meeting, the vote thereon was as follows:

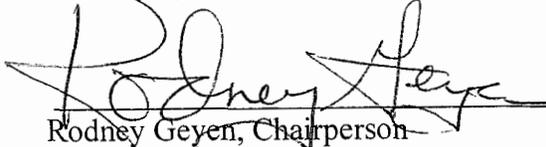
YEAS: Rodney Geyen, Mark Eckard, Mary Morris, Johnnie Thibodeaux, Stuart Weatherford

NAYS: None

ABSENT: John Ieyoub and Luvertha August

NOT VOTING: None

THUS DONE, APPROVED, AND ADOPTED by the Board of the MorganField Economic Development District, at a meeting of said open public body duly held and conducted on July 19, 2017 in the City Council Chambers at 326 Pujos Street in the City of Lake Charles.


Rodney Geyen, Chairperson

ATTEST:

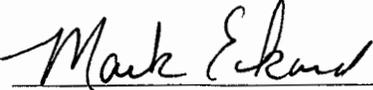

Mark Eckard, Secretary/Treasurer

EXHIBIT A
THE COOPERATIVE ENDEAVOR AGREEMENT

EXHIBIT "B"

**GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT MORGANFIELD**

The MorganField Economic Development MorganField will encompass approximately 328.99 acres in the City of Lake Charles, Calcasieu Parish, Louisiana generally described as follows:

**GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT MORGANFIELD**

A CERTAIN TRACT OF LAND BEING 328.99 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 48' 29" EAST FOR A DISTANCE OF 1389.11 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1317.45 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 26" EAST FOR A DISTANCE OF 1355.12 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 00' 00" EAST FOR A DISTANCE OF 897.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 51' 57" EAST FOR A DISTANCE OF 126.86 FEET TO A POINT,

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2560.00 FEET, HAVING AN ARC LENGTH OF 467.16 FEET, HAVING A DELTA ANGLE OF 10° 27' 20", A CHORD BEARING OF SOUTH 84° 38' 17" EAST, AND A CHORD LENGTH OF 466.51 FEET.

THENCE PROCEED ALONG A BEARING OF SOUTH 79° 24' 37" EAST FOR A DISTANCE OF 670.53 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 10° 35' 23" EAST FOR A DISTANCE OF 130.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 09' 37" EAST FOR A DISTANCE OF 932.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 20" EAST FOR A DISTANCE OF 1302.86 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 53' 24" WEST FOR A DISTANCE OF 3121.04 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 37° 53' 57" WEST FOR A DISTANCE OF 413.03 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 40° 32' 26" WEST FOR A DISTANCE OF 186.49 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 47° 14' 02" WEST FOR A DISTANCE OF 326.54 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 67° 09' 24" WEST FOR A DISTANCE OF 128.24 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 76° 30' 05" WEST FOR A DISTANCE OF 591.13 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 75° 24' 41" WEST FOR A DISTANCE OF 673.72 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1872.58 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 49' 33" WEST FOR A DISTANCE OF 1406.19 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 54' 41" WEST FOR A DISTANCE OF 670.41 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 01° 55' 56" WEST FOR A DISTANCE OF 98.82 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 693.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 72° 57' 29" EAST FOR A DISTANCE OF 1064.61 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 00' 00" EAST FOR A DISTANCE OF 32.43 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 195.00 FEET, HAVING AN ARC LENGTH OF 306.31 FEET, HAVING A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF NORTH 45° 22' 38" EAST, AND A CHORD LENGTH OF 275.77 FEET.

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 552.71 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, HAVING AN ARC LENGTH OF 68.46 FEET, HAVING A DELTA ANGLE OF 03° 49' 37", A CHORD BEARING OF NORTH 87° 42' 34" WEST, AND A CHORD LENGTH OF 68.45 FEET.

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 45.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 120.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 402.50 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 534.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 910.78 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 1357.31 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 84° 32' 22" WEST FOR A DISTANCE OF 494.81 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 81° 28' 42" WEST FOR A DISTANCE OF 783.33 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 47' 31" EAST A DISTANCE OF 2651.18 FEET TO THE POINT OF BEGINNING;

ALL AS SHOWN ON THE MAP ATTACHED AS EXHIBIT "A". IN THE EVENT OF A CONFLICT IN THE DESCRIPTION ABOVE AND THE MAP, THE MAP SHALL CONTROL.

ALL AS SHOWN ON THE MAP ATTACHED AS **EXHIBIT "B"**. IN THE EVENT OF A CONFLICT BETWEEN THE DESCRIPTION CONTAINED ABOVE AND THE MAP ATTACHED AS EXHIBIT "A", THE MAP SHALL CONTROL.

STATE OF LOUISIANA :

PARISH OF CALCASIEU :

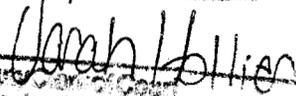
I, MARK ECKARD, do hereby certify that I am the Secretary/Treasurer for MorganField Economic Development District Board of Directors and that the above and foregoing is a true and correct copy of Resolution number 17-5 adopted at a regular meeting of the MorganField Economic Development District Board, held on the 19th day of July, 2017.



MARK ECKARD, Secretary/Treasurer
MorganField Economic Development
District Board

DEC 27 2017

FILED



Deputy Clerk of Court
MorganField Economic Development District Board



MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

RESOLUTION NO. 17-5

A RESOLUTION AUTHORIZING THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT TO LEVY AND COLLECT A ONE PERCENT (1.0%) SALES AND USE TAX UPON THE SALE AT RETAIL, THE USE, THE LEASE OR RENTAL, THE CONSUMPTION AND STORAGE FOR USE OR CONSUMPTION OF TANGIBLE PERSONAL PROPERTY AND ON SALES OF SERVICES IN THE DISTRICT AND ONE PERCENT (1.0%) OF HOTEL OCCUPANCY TAXES WITHIN THE BOUNDARIES OF THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT COMMENCING JANUARY 1, 2018; AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, MorganField Development, L.L.C., Arrozal Investment Part A, L.L.C., Arrozal Investment Part B, L.L.C., Arrozal Investment Part C, L.L.C., Stansel Properties, L.L.C. and The Lacassane Company, Inc. (individually and collectively "**Owners**") are the Owners of the MorganField Development Property ("**Property**"), located in the City of Lake Charles, Louisiana ("**City**") as more completely described on Exhibit "A" and as shown on Exhibit "B".

WHEREAS, the Owners intend to develop the Property as a mixed use project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the MorganField development generally consisting of residential units, office, commercial space, civic and institutional space and open space ("**Project**"), which Project may be developed in multiple phases pursuant to a MorganField Master Plan which has been approved by the City of Lake Charles.

WHEREAS, the Owners intend to develop the Property together with other property owned by Owners, as a mixed use project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the MorganField development generally consisting of residential units, office, commercial space, civic and institutional space and open space ("**Project**"), which Project may be developed on property within the MorganField in multiple phases pursuant to a MorganField Master Plan which has been approved by the City.

WHEREAS, the Project will create additional housing stock in the City; add permanent and temporary construction jobs; improve the retention, expansion, and

recruitment of businesses; enhance quality of life; increase the ad valorem tax base and sales and use tax collections; which will thereby be a driving force behind economic development, job creation and growth in the City/Parish, and a direct benefit to currently unemployed and low-income residents of the City (individually and collectively “**Economic Development Benefits**”);

WHEREAS, pursuant to the provisions of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 33:9038.42, inclusive) (“**Act**”) and other constitutional and statutory authority, the City Council of Lake Charles (“**Council**”) is empowered to define and create an economic development district (“**EDD District**”) within the City;

WHEREAS, pursuant to the Act, an EDD District is empowered to levy ad valorem taxes, sales taxes or hotel occupancy taxes within the District up to five mills of ad valorem taxes, up to two percent (2%) of sales taxes, or up to two percent (2%) of hotel occupancy taxes, or any combination of such taxes, above and in addition to any other ad valorem taxes, sales taxes, or hotel occupancy taxes, or combination of such taxes, then in existence or permitted to be in existence in the EDD District;

WHEREAS, the Owners made a request to the Council that the Property be incorporated into an EDD District;

WHEREAS, the District Property produced annual sales tax revenue for the City of \$0.00 in the base year of 2016;

WHEREAS, pursuant to Ordinance No.17866, the Council established on June 7, 2017 the MorganField Economic Development District (“**MorganField District**”) within the City with the geographical boundaries described on **Exhibit “A”** and as shown on **Exhibit “B”**;

WHEREAS, pursuant to Ordinance No. 17867, the Council approved on June 7, 2017, the Council approved the Cooperative Endeavor Agreement (“**CEA**”) by and among the City, the MorganField District and the Owners to provide for the collection of certain taxes, including the New Tax, and the distribution of those taxes to the Owners to assist in the construction, development and operation of the Project (individually and collectively “**Project Development**”) in accordance with Section 14(C) of Article VII of the Louisiana Constitution of 1974, as amended, and the Act;

WHEREAS, pursuant to the Act, the Owners requested that the Board of the MorganField District (“**Board**”) authorize (a) the levy and collection of one (1%) percent of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and

storage for use or consumption of tangible personal property and on sales of services in the MorganField District and one (1%) percent of hotel occupancy taxes within the MorganField District commencing January 1, 2018 (“New Tax”) and (b) the pledge and the disbursement of the New Tax for the benefit of the Owners and the Project to assist in the Project Development;

WHEREAS, the MorganField District desires to levy the New Tax and pledge and disburse the available amount of the New Tax collected within the boundaries of the MorganField District to be used to assist with the Project Development pursuant to the terms and conditions of the CEA;

WHEREAS, the Board hereby finds that (i) the use of the New Tax by the Owners will comport with a governmental purpose (economic development) that the MorganField District has legal authority to pursue, (ii) the use of the New Tax by the Owners is not a gratuitous transfer, and (iii) the City, as a result of the Economic Development Benefits, reasonably expects to receive equivalent value in exchange for the use of the New Tax by the Owners;

WHEREAS, in accordance with the Act, the MorganField District has given notice of its intention to levy and collect the New Tax comprising one (1%) percent of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the MorganField District and one (1%) percent of hotel occupancy taxes within the MorganField District commencing January 1, 2018 and (b) the pledge and the disbursement of the New Tax for the benefit of the Owners and the Project to assist in the Project Development;

WHEREAS, the Board intends that, once commenced, the New Tax will continue to be levied in perpetuity;

WHEREAS, pursuant to R.S. 42:19.1, notice to the public of the MorganField District’s intent to levy New Tax in order to assist with the Project Development was advertised in the American Press on June 14, 2017;

WHEREAS, pursuant to R.S. 42:19.1, notice to the Council, the Board, State Senator Ronnie Johns, State Senator Dan Morrish and State Representative A. B. Franklin of the MorganField District’s intent to levy New Tax in order to assist with the Project Development was delivered on or about June 14, 2017;

WHEREAS, pursuant to R.S. 33:9038.39, notice to the public of the MorganField District's intent to levy New Tax in order to assist with the Project Development was advertised in the American Press on July 3, 2017 and July 10, 2017;

WHEREAS, there are no qualified electors residing in the MorganField District and therefore no election under La. R.S. 33:9038.39 is required prior to the levy of the New Tax, as certified by Registrar of Voters for Calcasieu, Louisiana on the certificate attached hereto and incorporated herein as **Exhibit "C"**;

WHEREAS, it is in the public interest and within the power and authority vested in the MorganField District under the Act to levy and collect the New Tax;

WHEREAS, the MorganField District now wishes to provide for the levy and collection of the New Taxes, which shall be assessed, collected, administered and enforced in accordance with the provisions of Chapter 2D of Subtitle II Chapter 47 of the Louisiana Revised Statutes of 1950 (the "**Uniform Local Sales Tax Code**"), as it may be amended;

WHEREAS, in accordance with the Act, the MorganField District further desires to create a special trust fund named the "Trust Fund for the MorganField Economic Development District" ("**Trust Fund**"), the purpose of which is to fund economic development projects selected by the MorganField District in the manner provided by the Act;

WHEREAS, in accordance with the Act, the Board held in an open public meeting of the MorganField District on July 19, 2017 in order to hear any objections to the proposed levy of the New Tax;

WHEREAS, pursuant to Resolution No. 17-4 adopted on July 19, 2017, the MorganField District has authorized its Chairperson to enter into the CEA which provides for the priority of the components of the Project Development to be funded by the receipts of the New Tax; and

NOW THEREFORE, BE IT RESOLVED by the Board acting as the governing authority of the MorganField Economic Development District, that:

SECTION 1. Whereas Clauses. The foregoing "WHEREAS" clauses are hereby adopted as set forth in the preamble to this resolution ("**Resolution**").

SECTION 2. Levy of New Taxes.

a. The Board as the governing authority of the MorganField District does hereby approve the levy and collection by the MorganField District of one (1%) percent of sales and use taxes upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the MorganField District (“**Sales Tax**”) and one (1%) percent of hotel occupancy taxes (“**Hotel Occupancy Tax**”) within the MorganField District commencing January 1, 2018 and (b) the pledge and the disbursement of the New Tax for the benefit of the Owners and the Project to assist in the Project Development pursuant to the terms and conditions of the CEA.

b. Subject to the Act, once the levy of the New Tax is commenced, the New Tax shall be levied in perpetuity.

SECTION 3. Collector. The New Tax shall each be collected by a "**Collector,**" which term shall mean and include the entity from time-to-time collecting Sales Tax and Hotel Occupancy Tax, respectively, on behalf of the City. The current Collector for both the Sales Tax and the Hotel Occupancy Tax is the Calcasieu Parish School Board.

SECTION 4. Integrated Bracket Schedule Applicable to Collection. The Sales Tax shall be collected on the basis of the applicable integrated bracket schedule prescribed by the Collector of Revenue, State of Louisiana, pursuant to Section 304 of Title 47 of the Louisiana Revised Statutes of 1950 (La. R.S. 47:304). The dealers shall remit the Sales New Taxes and Hotel Occupancy New Taxes collected to the Collector and comply with the Uniform Local Sales Tax Code, particularly La. R.S. 47:337.29, the proportionate part of the Sales Tax and the Hotel Occupancy Tax collected in accordance with said integrated bracket schedule.

SECTION 5. Vendors Compensation. For the purpose of compensating the dealer in accounting for and remitting the New Taxes, each dealer shall be allowed compensation on the amount of all New Taxes due and accounted for and remitted to the Collector for the MorganField District equivalent to the amount allowed by the City for sales and use taxes levied by the City (currently 1%). Said compensation shall be in the form of a deduction in submitting his/her report and/or reports and paying the amount due by the dealer, provided the amount due was not delinquent at the time of payment, and provided the amount of any credit claimed for taxes already paid to a wholesaler shall not be deducted in computing the commission allowed the dealer hereunder.

SECTION 6. Exclusions and Exemptions. The MorganField District has not adopted the optional exclusions or exemptions allowed by State sales and use tax law, nor does it plan to adopt any exclusions or exemptions that are not allowed as an exclusion or

exemption from State sales and use tax. Included within the base of the New Taxes is every transaction, whether sales, use, lease or rental service or hotel occupancy, as applicable, with no exclusions or exemptions except for those mandated upon political subdivisions by the Constitution or statutes of the State of Louisiana.

SECTION 7. Interest. The interest on unpaid Sales Tax or Hotel Occupancy Tax provided for by La. R.S. 47:337.69 shall be at the rate of one and one-fourth percent (1.25%) per month.

SECTION 8. Delinquency Penalty. Penalty as provided by La. R.S. 47:337.70 shall be five percent (5%) per month, not to exceed a total of twenty five percent (25%).

SECTION 9. Penalty for False or Fraudulent Return. Penalty as provided by La. R.S. 47:337.72 shall be fifty percent (50%) of the particular New Tax found to be due.

SECTION 10. Negligence Penalty. The penalty provided by La. R.S. 47:337.73 shall be five percent (5%) of the particular New Taxes or deficiencies found to be due, or ten dollars (\$10.00), whichever is greater.

SECTION 11. Penalty for Insufficient Funds Check. The penalty provided in La. R.S. 47:337.74 shall be an amount equal to the greater of one percent (1%) of the check or twenty dollars (\$20.00).

SECTION 12. Attorney Fees. The Collector is authorized to employ private counsel to assist in the collection of any New Tax, penalties or interest due under this Resolution, or to represent him/her in any proceeding under this Resolution. If any New Tax, penalties or interest due under this Resolution are referred to an attorney at law for collection, an additional charge of attorney fees, in the amount of ten percent (10%) of the New Tax, penalties and interest due, shall be paid by the tax debtor.

SECTION 13. Penalty for Costs Incurred. As provided by R.S. 47:337.75, and under the circumstances set forth therein, a penalty shall be added to the amount of New Tax due in an amount as itemized by the Collector to compensate for all costs incurred in making an examination of books, records or documents, or an audit thereof, or in the holding of hearings or the subpoenaing and compensating of witnesses.

SECTION 14. Distraint Penalty. The penalty as provided by R.S. 47:337.76 in cases where the distraint procedure is used in the collection of the New Tax shall be ten dollars (\$10.00).

SECTION 15. Limits on Interest, Penalty and Attorney Fees. Should the interest, penalties or attorney fees herein, or the combined interest, penalties and attorney fees be declared to be in excess of limits provided by other law, including relevant jurisprudence, then the maximum interest, penalties and attorney fees allowed by such other law shall apply.

SECTION 16. Powers of Collector. The Collector is hereby authorized, empowered and directed to carry into effect the provisions of this Resolution, to appoint deputies, assistants or agents to assist it in the performance of its duties, and in pursuance thereof to make and enforce such rules as it may deem necessary.

SECTION 17. Disposition of Revenues.

a. The entire proceeds of the New Taxes as received by the MorganField District shall be deposited into the Trust Fund and shall be used by the governing authority of the MorganField District for those economic development projects and purposes permitted pursuant to the Act subject to the terms and conditions of the CEA.

b. All New Tax, revenues, funds, assessments, moneys, penalties, fees or other income which may be collected or come into the possession of the Collector under any provision or provisions of this Resolution relating to the New Tax described herein, or shall be promptly deposited by the Collector for the account of the MorganField District in the Trust Fund, heretofore established and maintained for the deposit of such proceeds, which fund shall be a separate bank account established and maintained with the regularly designated fiscal agent of the MorganField District, provided, however, any amount which is paid under protest or which is subject to litigation may be transferred to a separate account established by the Collector with said fiscal agent pending the final determination of the protest or litigation.

c. Out of the funds on deposit in the Trust Fund, the MorganField District shall first pay all reasonable and necessary costs and expenses of administering and collecting the sales and use New Tax described herein (to the extent not already retained by the Collector) and administering the provisions of this Resolution and as well, the various administrative and enforcement procedures. Such costs and expenses shall be reported by the Collector monthly to the MorganField District.

d. After all reasonable and necessary costs and expenses of collecting and administration of such sales and use New Tax have been paid as provided for above, the remaining balance in the Trust Fund shall be available for appropriation and expenditure by the MorganField District solely for the purposes designated and described in the Act and other applicable law subject to the terms and conditions of the CEA.

SECTION 18. Accounting for Funds. All funds or accounts described herein may be separate funds or accounts or may be a separate accounting within a general or "sweep" fund or account containing monies from multiple sources so long as separate accounting of such monies is maintained.

SECTION 19. Severability. 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 20. Uniform Local Sales Tax Code is Controlling. If any provision of this Resolution shall be in conflict with the provisions of the Uniform Local Sales Tax Code, the provisions of the Uniform Local Sales Tax Code shall be controlling.

SECTION 21. Publication and Recording. This Resolution shall be published one time in the Official Journal. A certified copy of this Resolution shall be recorded in the mortgage records of Calcasieu Parish, Louisiana.

SECTION 22. Additional Action. The MorganField District Chair is authorized and empowered to take any and all further action and to sign any and all documents, instruments and writings as may be necessary to carry out the purposes of this resolution and to file, on behalf of the MorganField District, with any governmental board or entity having jurisdiction over the Project, such applications or requests for approval thereof as may be required by law.

SECTION 23. Incorporation of Act. This Resolution does hereby incorporate by reference as though fully set forth herein the provisions and requirements of the Act.

SECTION 24. Reference to Resolution. Although this instrument is characterized and described as a "resolution of the Board" it has the same meaning, effect, result, impact, enforceability and validity as if this instrument was characterized as an "ordinance" in the context of actions by the governing authority of the Council and/or the governing authority of the MorganField District.

SECTION 25. Effective Date. This Resolution shall become effective immediately upon its adoption.

This Resolution, having been submitted to a vote of the Board acting as the governing authority of the MorganField Economic Development District in an open public meeting, the vote thereon was as follows:

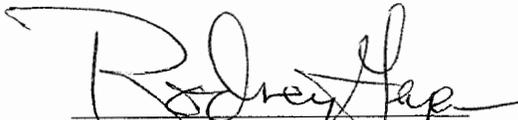
YEAS: Rodney Geyen, Mark Eckard, Mary Morris, Johnnie Thibodeaux and Stuart Weatherford

NAYS: None

ABSENT: John Ieyoub and Luvertha August

NOT VOTING: None

THUS DONE, APPROVED, AND ADOPTED by the Board of the MorganField Economic Development District, at an open meeting of said public body duly held and conducted on July 19, 2017 in the City Council Chambers at 326 Pujo Street in the City of Lake Charles.


Rodney Geyen, Chairperson

ATTEST:

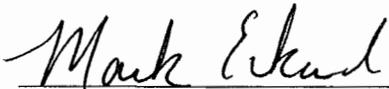

Mark Eckard, Secretary/Treasurer

EXHIBIT "A"

**GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

The MorganField Economic Development District will encompass approximately 328.99 acres in the City of Lake Charles, Calcasieu Parish, Louisiana generally described as follows:

**GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

A CERTAIN TRACT OF LAND BEING 328.99 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 48' 29" EAST FOR A DISTANCE OF 1389.11 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1317.45 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 26" EAST FOR A DISTANCE OF 1355.12 FEET TO A POINT;

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THENCE PROCEED ALONG A BEARING OF SOUTH 89° 51' 57" EAST FOR A DISTANCE OF 126.86 FEET TO A POINT,

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2560.00 FEET, HAVING AN ARC LENGTH OF 467.16 FEET, HAVING A DELTA ANGLE OF 10° 27' 20", A CHORD BEARING OF SOUTH 84° 38' 17" EAST, AND A CHORD LENGTH OF 466.51 FEET.

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THENCE PROCEED ALONG A BEARING OF NORTH 10° 35' 23" EAST FOR A DISTANCE OF 130.37 FEET TO A POINT;

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THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 552.71 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, HAVING AN ARC LENGTH OF 68.46 FEET, HAVING A DELTA ANGLE OF 03° 49' 37", A CHORD BEARING OF NORTH 87° 42' 34" WEST, AND A CHORD LENGTH OF 68.45 FEET.

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THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 402.50 FEET TO A POINT;

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THENCE PROCEED ALONG A BEARING OF NORTH 81° 28' 42" WEST FOR A DISTANCE OF 783.33 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 47' 31" EAST A DISTANCE OF 2651.18 FEET TO THE POINT OF BEGINNING;

ALL AS SHOWN ON THE MAP ATTACHED AS EXHIBIT "A". IN THE EVENT OF A CONFLICT IN THE DESCRIPTION ABOVE AND THE MAP, THE MAP SHALL CONTROL.

ALL AS SHOWN ON THE MAP ATTACHED AS **EXHIBIT "A"**. IN THE EVENT OF A CONFLICT BETWEEN THE DESCRIPTION CONTAINED ABOVE AND THE MAP ATTACHED AS EXHIBIT "A", THE MAP SHALL CONTROL.

EXHIBIT "C"

MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

CERTIFICATE OF PARISH OF CALCASIEU REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of Calcasieu, State of Louisiana, do hereby certify that I have examined all of the voters' records concerning the following described property:

The MorganField Economic Development District ("**District**") encompasses approximately 328.99 acres in the City of Lake Charles, Calcasieu Parish, Louisiana generally described as follows:

**LEGAL DESCRIPTION AND GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

A CERTAIN TRACT OF LAND BEING 328.99 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

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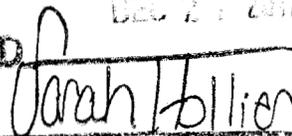
STATE OF LOUISIANA :

PARISH OF CALCASIEU :

I, MARK ECKARD, do hereby certify that I am the Secretary/Treasurer for MorganField Economic Development District Board of Directors and that the above and foregoing is a true and correct copy of the Minutes of the regular meeting of the MorganField Economic Development District Board, held on the 19th day of July, 2017.



**MARK ECKARD, Secretary/Treasurer
MorganField Economic Development
District Board**

DEC 27 2017
FILED

Clerk of Court
Caldwell Parish, Louisiana



MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

**BOARD OF DIRECTORS
MEETING MINUTES**

**WEDNESDAY, JULY 19, 2017,
MEETING AT 5:30 P.M.
IMMEDIATELY PRECEDING THE MEETING OF THE CITY COUNCIL**

**CITY COUNCIL CHAMBERS
326 PUJO STREET
LAKE CHARLES, LOUISIANA**

1. **Call to Order** – Rodney Geyen, Chairman, called the meeting to order at 5:30p.m.

2. **Roll Call**

Present: Rodney Geyen, Mark Eckard, Mary Morris, Johnnie Thibodeaux and Stuart Weatherford

Absent: John Ieyoub and Luvertha August

3. **Board Action:** Review and approval of the Minutes of the Board of the Morgan Field Economic Development District from its meeting on June 13, 2017. A motion was made to approve the minutes. The motion carried by the following vote:

For: Rodney Geyen, Mark Eckard, Mary Morris, Johnnie Thibodeaux and Stuart Weatherford

Against: None

4. Lynn Thibodeaux, Clerk, introduced into the record of the Board in connection with Item 4 the following:

A copy of the Cooperative Endeavor Agreement which has been executed by former Mayor Randy Roach on June 13th on behalf of the City of Lake Charles; and

The draft resolution of the Board authorizing the execution of the CEA.

Ms. Thibodeaux stated the Board should note that Chairperson Rodney Geyen and Mark Eckard executed the CEA on June 19th on behalf of the District. This was premature. I have inserted a clean page for the execution of the CEA by Chairperson Geyen and Mr. Eckard after the adoption of the CEA tonight.

Board Action: Ms. Thibodeaux read the following into the record for board action:

A resolution of the Board authorizing the execution and delivery of a Cooperative Endeavor Agreement by and between the City of Lake Charles, Louisiana, the District, MorganField Development, L. L. C., Arrozal Investment, Part A, Arrozal Investment, Part B, L. L. C., Arrozal Investment Part C, L. L. C., Stansel Properties, L. L. C. and the Lacassane Company, Inc.; and otherwise providing for other matters in connection with the foregoing.

Mr. Geyen asked for public comment. Board member Mary Morris asked how the public was notified of the meeting. Mr. Charles Landry, Fishman, Haygood, Suite 800, 100 North Street, Baton Rouge LA 70802, stated that five advertisements of the meeting have been published in the Official Journal, the American Press.

Mr. Geyen asked for any other comments or input. There were no requests to speak on this item. A motion was made to adopt the resolution. The motion carried by the following vote:

For: Rodney Geyen, Mark Eckard, Mary Morris, Johnnie Thibodeaux and Stuart Weatherford

Against: None

5. Lynn Thibodeaux, Clerk, introduced into the record of the District in connection with item 5 the following:

The fully executed Certification of Delivery of Notice by my as the City Clerk pursuant to LSA-R.S. 42:19.1 to the Governing Authorities, the State Senators and the State Representative together with its three exhibits;

The Original Proof of Publication from The American Press of the LSA-R.S. 42:19.1 Notice published on June 14th;

The Original Proof of Publication from The American Press of the LSA-R.S. 33:9038.39 Notices published on July 3 and July 10;

The Executed Original Certificate of Registrar of Voters certifying that there are no resident registered voters within the MorganField Economic Development District;

The draft resolution of the Board authorizing the levy of the New Tax which has been approved in form by Kimberly Tyree, Director of Sales Tax, CPSB Sales Tax Department; and

The draft Notice of Establishment of EDD and Levy of New Tax which will be recorded in the mortgage records of Calcasieu Parish to be executed by the Chairperson.

Board Action: Ms. Thibodeaux read the following into the record for board action:

A resolution of the Board to levy and collect a one percent (1.0%) sales and use tax upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and on sales of services in the district and one percent (1.0%) of hotel occupancy taxes within the boundaries of the Morganfield Economic Development District and otherwise providing with respect thereto.

Mr. Geyen asked for public comment or input. There were no requests to speak on this item. A motion was made to adopt the resolution. The motion carried by the following vote:

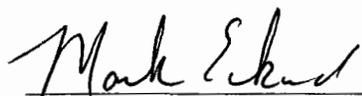
For: Rodney Geyen, Mark Eckard, Mary Morris, Johnnie Thibodeaux and Stuart Weatherford

Against: None

Public Comment

Mr. Geyen asked for public comment, input or objections. There were no requests to speak.

Adjournment – With no further business to come before the Board, Mr. Geyen declared the meeting adjourned at 5:45p.m.



Mark Eckard, Secretary/Treasurer

MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

CERTIFICATE OF PARISH OF CALCASIEU REGISTRAR OF VOTERS

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THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 552.71 FEET TO A POINT;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, HAVING AN ARC LENGTH OF 68.46 FEET, HAVING A DELTA ANGLE OF 03° 49' 37", A CHORD BEARING OF NORTH 87° 42' 34" WEST, AND A CHORD LENGTH OF 68.45 FEET.

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 45.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 120.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 402.50 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 534.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 910.78 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 1357.31 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 84° 32' 22" WEST FOR A DISTANCE OF 494.81 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 81° 28' 42" WEST FOR A DISTANCE OF 783.33 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 47' 31" EAST A DISTANCE OF 2651.18 FEET TO THE POINT OF BEGINNING;

ALL AS SHOWN ON THE MAP BELOW. IN THE EVENT OF A CONFLICT IN THE DESCRIPTION CONTAINED IN THIS DESCRIPTION AND THE MAP, THE MAP SHALL CONTROL.

