



## Meeting of Build Baton Rouge Board of Commissioners

MINUTES	JULY 15, 2021	9:00 AM	BUILD BATON ROUGE, 620 FLORIDA ST. BATON ROUGE, LA
MEETING CALLED BY	Rodney Braxton		
TYPE OF MEETING	Build Baton Rouge (BBR) Board of Commissioners' Regular Meeting		
NOTE TAKER	Tara Titone		
ATTENDEES	<b>Attending Board Members:</b> Rodney Braxton, Chairman; Brian Haymon, Vice Chairman; Susan Turner, Secretary and Treasurer; Charles Landry; Will Campbell		
	<b>Also Attending:</b> Christopher Tyson, BBR CEO; Tara Titone, BBR COO; Cornelius Payne, BBR Director of Real Estate; Gretchen Siemers, BBR Director of Planning and Special Projects; Leonard Briscoe, Grants Program Manager; Shanderrick Williams, BBR Intern; Bradley Benton, BBR Legal Extern; Amanda Spain Wells, BBR Legal Counsel; David DiVincenti		
	CALL TO ORDER	RODNEY BRAXTON	
DISCUSSION	The meeting was called to order by Mr. Braxton at <b>9:07 AM</b> . Mr. Braxton stated that the last Board meeting was supposed to be a strategic planning session and he was disappointed that it was not. He re-emphasized his desire for the Board to convene in the same room for a strategic planning session and that he would determine time and place. Ms. Turner said there needs to be a method in place where everyone is notified when board members cannot attend meetings in-person.		
	APPROVAL OF MINUTES	RODNEY BRAXTON	
DISCUSSION	The Board reviewed the minutes from the June 15, 2021 BBR Board of Commissioners' meeting.		
ACTION	Mrs. Turner made a motion to approve the June 15, 2021 minutes, and Mr. Haymon seconded the motion. The July 15, 2021 meeting minutes were approved unanimously.		
	FINANCIAL REPORT	CHRISTOPHER TYSON/ TARA TITONE	
DISCUSSION	Mr. Tyson and Ms. Titone presented the YTD Profit and Loss Actual vs. Budget, Program Statement of Activity and Monthly Cash Flow Projections for the period ended June 30, 2021. BBR will seek reimbursement of approximately \$600,000 from the City Parish for federal grants administration. \$300k has been submitted for Oct-Dec. 2020 expenses and the reimbursements have been received.		

**FLORIDA BLVD. ECONOMIC DEVELOPMENT DISTRICT  
UPDATE**

**CHRISTOPHER TYSON**

**DISCUSSION**

The Board entered into a discussion regarding the creation of an Economic Development District for the old Cortana Mall site along Florida Blvd., including the power to levy sales taxes within the boundaries of the district. Ms. Wells suggested the District be named Cortana Corridor Economic Development District since there is already a Florida Blvd Economic Development District. The board agreed.

Ms. Wells advised that the second action item be removed from the agenda as it was no longer necessary (Authorize President & CEO to enter into a CEA with the City-Parish to administer the tax increment financing). Ms. Wells suggested that a special meeting would need to be held as the District board to determine the composition of the Board once the CEA was executed. Ms. Wells said the BBR Board would be asked to review the CEA before finalization. The CEA will be a 60-month agreement and the projected \$1.5 M TIF from Amazon will fund the creation of a master plan for the Florida Blvd. corridor.

Mr. Haymon asked if there would be any impact to businesses in the area. Mr. Tyson explained that any TIF scheme would freeze the current collection of sales taxes. The City will continue to collect same amount of taxes, and the District would be capturing the revenue from new economic development in the District. If no new revenue is generated, nothing will go to the District. Mr. Braxton asked if there was a cap on the revenue that would come to the district. Ms. Wells said there is no cap on the amount, but there is a cap at 60 months.

**ACTION**

Mr. Haymon made a motion to approve a resolution to create the District and to empower the District to collect a tax increment in accordance with the Enabling Statute and ratify certain actions and to authorize certain other actions. Mr. Campbell seconded the motion. The motion carried unanimously.

**CEO UPDATE**

**CHRISTOPHER TYSON**

**Administrative:**

Mr. Tyson announced that there has been a fair bit of turnover at BBR in the grants staff division. Last week Vallorie Young left as the Senior Grants Program Manager; Senior Grants Program Manager, Courtney Hunt, will be leaving next week to take a new position at Oschner. BBR has two new hires: Shanderrick Williams, Grants Intern, and Bradley Benton, summer legal extern. BBR has three active job postings and hopes to hire a Grants Administrator, Grants Fiscal Manager and Office Manager in the coming weeks.

Mr. Tyson and Ms. Titone have been meeting weekly with the Grants team and are in communication with clients regarding the Grants' work slowdown due to the transition of staff. Mr. Braxton asked if when the Grants' team can be replenished. Mr. Tyson said the goal was to first hire a Grants Administrator.

**DISCUSSION**

**Plank Road Project Developments:**

**Plank-Choctaw Development-** BBR will go before the LA State Bond Commission for approval to purchase property at the intersection of Plank and Choctaw with a recommitment of financing from HOPE Federal Credit Union. The development of this intersection will be in accordance to the recommendations from the Plank Rd. Master Plan.

**Plank Road EDD-** Mr. Tyson attended the ceremonial bill signing of the Plank Road Economic Development District, a legislatively created district. BBR will have one appointment to the board of directors.

**DISCUSSION**

**Plank-Calumet Development-** BBR continues to work with partners to address the \$1.5 M construction price increase for the proposed mixed-use development at the intersection of Plank and Calumet. The Wilson Foundation has committed additional support towards the project. Mr. Tyson is in talks with tax credit purchaser, Capital One Bank, and the State about increased commitments and will keep the Board apprised.

**ADJOURN TO EXECUTIVE SESSION**

**RODNEY BRAXTON**

**DISCUSSION**

The Board did not enter into executive session.

**ADJOURNMENT**

**RODNEY BRAXTON**

**ACTION**

Ms. Turner made a motion to adjourn the meeting. The meeting was adjourned at **9:42 AM**.

**RESOLUTIONS AND RATIFICATIONS  
OF THE  
BOARD OF COMMISSIONERS  
OF  
EAST BATON ROUGE REDEVELOPMENT AUTHORITY  
D/B/A BUILD BATON ROUGE**

On or about July 15, 2021, at a meeting of the Board of Commissioners (“**Board**”) of East Baton Rouge Redevelopment Authority d/b/a Build Baton Rouge (“**BBR**”) duly called and noticed, and at which a quorum was present and voted unanimously, the Board of Commissioners adopted the following Resolutions.

WHEREAS, pursuant to Louisiana Revised Statute 33:4720.151 (“**Enabling Statute**”), BBR is granted powers to prevent and eliminate slum, blighted and distressed properties for public uses, purposes, welfare, and utility for which public money may be expended as necessary and in the public's interest (“**BBR’s Mission**”). BBR’s Mission shall apply to residential, recreational, commercial, industrial, or other purposes and otherwise to encourage the provision of healthful homes, safe neighborhoods, a decent living environment, and adequate places of employment for the people of East Baton Rouge Parish.

WHEREAS, the Enabling Statute authorizes BBR to create subdistricts to carry out BBR’s Mission.

WHEREAS, the Board has determined it is in the best interest of BBR, and in furtherance of BBR’s Mission, to create the Cortana Corridor Economic Development District (“**District**”) pursuant to the Enabling Statute.

WHEREAS, BBR has determined the boundaries of the District, such boundaries shown on Exhibit A attached hereto.

WHEREAS, the Board wishes to create the District and to empower the District to collect a tax increment in accordance with the Enabling Statute;

WHEREAS, the Board wishes to ratify certain actions and to authorize certain other actions.

THEREFORE, IT IS RESOLVED THAT:

1. Creation of District. In accordance with the Enabling Statute, the Board hereby authorized the creation of the District, with the boundaries as set forth on Exhibit

A.

2. District Governance. The District shall be governed by a board of directors (“**District Board**”). The District Board shall consist of five (5) members, which shall initially be the members of the BBR Board of Commissioners. The presence of three (3) members shall constitute a quorum and all business may be conducted by a majority vote of the number of board members present and voting at a meeting. The District Board may create and adopt such other rules and governance procedures as it deems necessary and appropriate, including the designation of replacement or additional board members.
3. District Liability. The District shall be a separate and distinct juridical entity, and the rights, interests, and liabilities of the District shall not under any circumstances be considered those of BBR.
4. Powers of the District. The District shall be granted all of the powers and authority set forth in the Enabling Statute, as well as in Revised Statute 33:9038.32, including the right, after following all legal requirements, to impose and collect a tax increment to finance its activities.
5. General Resolution. The President and CEO and such other individuals as he may from time to time designate, whether orally or in writing (each an “**Authorized Representative**”), are hereby authorized to do or cause to be done all such acts or things that they in their sole discretion deem necessary or advisable in order to carry out the purpose and intent of the foregoing resolutions and to perform the obligations of BBR under the agreements and documents approved in such resolutions and under each of the instruments, agreements and documents referred to in or attached to such agreements and that each of the Authorized Representatives is hereby authorized to execute any amendments, modifications or restatements of any of the documents authorized pursuant to the foregoing resolutions.
6. Ratification. Any and all acts already performed by any Authorized Representative to effectuate and consummate any transaction which is in furtherance of the nonprofit mission of BBR are hereby ratified and confirmed by BBR.

## CERTIFICATE

The undersigned Secretary of the East Baton Rouge Redevelopment Authority d/b/a Build Baton Rouge hereby certifies that the foregoing are true and correct copies of those Resolutions adopted by the Board of Commissioners of BBR at a meeting of the Board with a quorum of its members present and acting throughout, and which Resolutions are still in full force and effect.

July 15, 2021

Suzanne Turner  
Suzanne Turner, Secretary

Attest:

Rodney Braxton  
Rodney Braxton, President

## EXHIBIT A

### DESCRIPTION OF EDD-1 (CORTANA – FLORIDA BLVD)

A portion of the City of Baton Rouge, Louisiana, **beginning at the point** of intersection of the east right-of-way line of Lobdell Boulevard and south right-of-way line of Canadian National Rail; thence easterly along south right-of-way line of Canadian National Rail approximately 10842 feet to a point; thence turning approximately 90 degrees to the right and continue southerly across South Choctaw Drive along the east boundaries of Tracts B-5-C-1-A and B-5-B-1-A-1 of South Choctaw Industrial Park, 1st Filing, Tracts Z-3-C, Z-3-B, Z-3-A-2, Z-3-A-1-C, Z-3-A-1-B, Z-3-A-1-A of Cortana Plantation to the intersection of the north boundary of Lot 10 of Oak Villa, thence continue easterly and southerly along the north and east boundaries of said Lot 10 to the intersection of the north boundary of Lot 7-A of Oak Villa; thence easterly and southerly along the north and east boundaries of said Lot 7-A to the intersection of the north boundary of Tract B of the J.H. Jenkins Tract; thence easterly along the north boundary of said Tract B to the intersection of the west right-of-way line of Monterrey Boulevard; thence southerly to the intersection of the centerline of Florida Boulevard (US 190); thence southwesterly along the centerline of Florida Boulevard (US 190) approximately 2475 feet to a point; thence turning approximately 80 degrees to the left and continue southerly across Florida Boulevard and along the east boundary of Lot A-1 of Broadmoor, 2<sup>nd</sup> Filing to the intersection of the south boundary of said Lot A-1; thence continue southwesterly and northerly along the south and west boundaries of said Lot A-1 to the intersection of the south boundary of Lot A-2B-2B-1A-1 of Broadmoor, 2<sup>nd</sup> Filing; thence southwesterly along the south boundary of said Lot A-2B-2B-1A-1 to the intersection of the southeast right-of-way line of Florida Boulevard-Airline Highway Interchange service road; thence southerly along said right-of-way line to the intersection of the east right-of-way line of Airline Highway (US 61); thence continue southeasterly along the east right-of-way line of Airline Highway to the intersection of the centerline of North Parkview Drive; thence northeasterly along the centerline of North Parkview Drive approximately 817 feet to a point; thence turning approximately 90 degrees to the right and continue southerly across North Parkview Drive and along the west boundaries of Lots 103 and 198 of Broadmoor, 5<sup>th</sup> Filing to the intersection of the centerline of South Parkview Drive; thence continue southwesterly along the centerline of South Parkview Drive and across Airline Highway to the intersection of the west right-of-way line of Airline Highway; thence southeasterly along the west right-of-way line of Airline Highway to the intersection of the north right-of-way line of Goodwood Boulevard; thence westerly along the north right-of-way line of Goodwood Boulevard to the intersection of the west boundary of North Branch Ward Creek; thence northwesterly along the west boundary of North Branch Ward Creek to the intersection of the south right-of-way line of Florida Boulevard; thence westerly along the south right-of-way

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line of Florida Boulevard to the intersection of the east right-of-way line of Circle Drive; thence southerly along the east right-of-way line of Circle Drive to the intersection of the east boundary of Lot 3-C of Norwood-Eaton Joint Venture; thence southerly and westerly along the east and south boundaries of said Lot 3-C to the intersection of the east boundary of Lot 45 of Goodwood Acres; thence southerly and westerly along the east and south boundaries of said Lot 45 to the intersection of the east right-of-way line of East Airport Avenue; thence northerly along the east right-of-way line of East Airport Avenue approximately 266 feet to a point; thence turning approximately 90 degrees to the left and continue westerly across East Airport Avenue and along the south boundary of East Portion of Lot A-1 of Goodwood Homesites, Block 16 to the intersection of the east right-of-way line of South Wooddale Drive; thence northwesterly along the east right-of-way line of South Wooddale Drive to the intersection of the south right-of-way line of Florida Boulevard; thence westerly along the south right-of-way line of South Florida Boulevard to the intersection of the east boundary of Lot B-1-2 of Goodwood Homesites, Block 16; thence southerly along the east boundary of said Lot B-1-2 to the intersection of the south boundary of said Lot B-1-2; thence westerly along the south boundaries of Lots B-1-2 through 4-A-1 of Goodwood Homesites, Block 16 to the intersection of the west boundary of said Lot 4-A-1; thence northerly along the west boundary of said Lot 4-A-1 to the intersection of the south right-of-way line of Florida Boulevard; thence westerly along the south right-of-way line of Florida Boulevard to the intersection of the east boundary of Lot 2-A of Goodwood Homesites, Block 16; thence southerly along the east boundary of said Lot 2-A to intersection of the south boundary of said Lot 2-A; thence westerly along the south boundaries of Lots 2-A and 1-A of Goodwood Homesites, Block 16 to the intersection of the east right-of-way line of Lobdell Avenue; thence southerly along the east right-of-way line of Lobdell Avenue approximately 115 feet to a point; thence turning approximately 90 degrees to the right and continue westerly across Lobdell Avenue and along the north right-of-way line of North Airport Drive to the intersection of the west right-of-way line of Linda Avenue; thence southerly along the west right-of-way line of Linda Avenue to the intersection of the south boundary of Lot 1-A of North Goodwood Addition; thence westerly and northerly along the south and west boundaries of said Lot 1-A to the intersection of the south boundary of Lot 1-A-2-A of Florida Plaza, 2<sup>nd</sup> Filing; thence continue westerly along the south boundary of said Lot 1-A-2-A and across Ocean Drive to the intersection of the west right-of-way line of Ocean Drive; thence northerly along the west right-of-way line of Ocean Drive to the intersection of the south boundary of Lot 3 of Florida Plaza, 2<sup>nd</sup> Filing; thence westerly along the south boundary of said Lot 3 to the intersection of the east boundary of Lot 4-A-1 of Florida Plaza, 2<sup>nd</sup> Filing; thence southerly and westerly along the east



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and south boundaries of said Lot 4-A-1 to the intersection of the east boundary of Lot 6 of Florida Plaza, 1<sup>st</sup> Filing; thence southerly along the east boundary of said Lot 6 to the intersection of the south boundary of Lot 8-B-1-F of Florida Plaza, 3<sup>rd</sup> Filing; thence continue westerly along the south boundary of said Lot 8-B-1-F, across a private street and along the south boundary of Lot 7-B-1-F of Florida Plaza, 3<sup>rd</sup> Filing to the intersection of the west boundary of said Lot 7-B-1-F; thence northerly along the west boundary of said Lot 7-B-1-F to the intersection of the south boundary of Lot 6 of Florida Plaza, 1<sup>st</sup> Filing; thence westerly along the south boundary of said Lot 6 to the intersection of the east right-of-way line of Croydon Avenue; thence continue southwestly across Croydon Avenue to the intersection of the west right-of-way line of Croydon Avenue and south boundary of Lot 5 of North Goodwood, Block 3; thence westerly and northerly along the south and west boundaries of said Lot 5 to the intersection of the south boundary of Lot 2-A of North Goodwood, Block 3; thence continue westerly along the south boundary of said Lot 2-A and across South Donmoor Avenue to the intersection of the west right-of-way line of South Donmoor Avenue; thence northerly along the west right-of-way line of South Donmoor Avenue to the intersection of the south boundary of Lot A of North Goodwood, Block 2; thence westerly along the south boundaries of Lots A and D of North Goodwood, Block 2 to the intersection of the east right-of-way line of Kenwood Avenue; thence southerly along the east right-of-way line of Kenwood Avenue approximately 100 feet to a point; thence turning approximately 90 degrees to the right and continue westerly across Kenwood Avenue to the intersection of the west right-of-way line of South Kenwood Avenue and south boundary of Lot 2 of North Goodwood, Block 1; thence continue westerly along the south boundaries of Lots 2 and 1 of North Goodwood, Block 1 to the intersection of the east boundary of Lot 8 of the Jack Alello Tract; thence continue southerly along the east boundaries of Lots 8 and 10 of the Jack Alello Tract to the intersection of the south boundary of said Lot 10; thence continue westerly along the south boundary of said Lot 10 and across Alello Drive to the intersection of the west right-of-way line of Alello Drive; thence northerly along the west right-of-way line of Alello Drive to the intersection of the south boundary of Lot 2 of the Rosario Alello Tract; thence continue westerly along the south boundaries of Lots 2 and 1 of the Rosario Alello Tract to the intersection of the east boundary of Lot B of Bellewood; thence continue southerly along the east boundaries of Lots B and B-10 of Bellewood to the intersection of the south boundary of said Lot B-10; thence continue westerly along the south boundary of said Lot B-10 and across Bellewood Drive to the intersection of the west right-of-way line of Bellewood Drive; thence northerly along the west right-of-way line of Bellewood Drive to the intersection of the south right-of-way line of Florida Boulevard; thence westerly along the south right-of-way line of

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Florida Boulevard to the intersection of the east boundary of Lot 1 of the Gaspano Alello Tract; thence continue southerly along the east boundaries of Lots 1 and 2 of the Gaspano Alello Tract to the intersection of the south boundary of said Lot 2; thence westerly along the south boundary of said Lot 2 to the intersection of the east right-of-way line of South Carrollton Avenue; thence northerly along the east right-of-way line of South Carrollton Avenue approximately 203 feet to a point; thence turning approximately 90 degrees to the left and continue westerly across South Carrollton Avenue and along the south boundary of Lot 13-A of the Gaspano Alello Tract to the intersection of the east boundary of Lot B of the Frank Alello Tract; thence southerly, westerly and northerly along the east, south and west boundaries of Lot B to the intersection of the south boundary of Lot A of the Frank Alello Tract; thence continue westerly along the south boundary of said Lot A, across Marquette Drive and along the south boundaries of Lots A-2 and B of the Catherine M. Hustace Tract to the intersection of the east boundary of Lot 2-A of the Nick Manisco Tract; thence continue southerly along the east boundaries of said Lot 2-A and Lot Ethel Mary Allen being a portion of the William Odom Tract to the intersection of the south boundary of said Lot Ethel Mary Allen; thence continue westerly along the south boundaries of Lots Ethel Mary Allen and Mary C. Wall being portions of the William Odom Tract to the intersection of the east right-of-way line of South Ardenwood Drive; thence northerly along the east right-of-way line of South Ardenwood Drive approximately 189 feet to a point; thence turning approximately 90 degrees to the left and continue westerly across South Ardenwood Drive and along the north boundary of Lot A-1-B-1 of the George B. Evans Tract to the intersection of the east right-of-way line of Convention Street; thence continue westerly along the north right-of-way line of Convention Street to the intersection of the east boundary of Lot T-1-A of the Harry Cloud Tract; thence northwesterly along the east boundary of said Lot T-1-A to the intersection of the south right-of-way line of Florida Boulevard; thence westerly along the south right-of-way line of Florida Boulevard to the intersection of the east right-of-way line of Cloud Drive; thence southerly along the east right-of-way line of Cloud Drive approximately 376 feet to a point; thence turning approximately 90 degrees to the right and continue westerly across Cloud Drive, along the south boundaries of Lots 37-B and 37-A of Fairfax Heights, across South Fairfax Drive and along the south boundary of Lot 38 of Fairfax Heights to the intersection of the west boundary of said Lot 38; thence northerly along the west boundary of Lot 38 to the intersection of the south right-of-way line of Florida Boulevard; thence westerly along the south right-of-way line of Florida Boulevard to the intersection of the east boundary of Lot A-2-A-1 of the Stephen B. Jones Tract; thence southerly and westerly along the east and south boundaries of said Lot A-2-A-1 to the intersection of the intersection of the east

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boundary of Lot A-2-A-2 of the Stephen B. Jones Tract; thence southerly and westerly along the east and south boundaries of said Lot A-2-A-2 to the intersection of the east right-of-way line of Community College Drive; thence northerly along the east right-of-way line of Community College Drive to the intersection of the south right-of-way line of Florida Boulevard; thence westerly along the south right-of-way line of Florida Boulevard to the intersection of the east right-of-way line of North Foster Drive; thence turning approximately 90 degrees to the right and continue northerly across Florida Boulevard and along the east right-of-way line of North Foster Drive to the intersection of the south right-of-way line of North Street; thence easterly along the south right-of-way line of North Street to the intersection of the east boundary of Lot 9 of Melrose Place; thence continue southerly along the east boundaries of Lots 9 through 12 of Melrose Place to the intersection of the north boundary of Lot 4-A of Melrose Place; thence easterly along the north boundary of said Lot 4-A to the intersection of the west right-of-way line of Melrose Boulevard; thence southerly along the west right-of-way line of Melrose Boulevard approximately 238 feet to a point; thence turning approximately 90 degrees to the

left and continue westerly across Melrose Boulevard and along the north boundaries of Lots 14, 15B and 16 of Melrose Place to the intersection of the east boundary of said Lot 16; thence southerly along the east boundary of said Lot 16 to the intersection of the north right-of-way line of Florida Boulevard; thence easterly along the north right-of-way line of Florida Boulevard to the intersection of the west boundary of Lot 18 of Melrose Place; thence northerly along the west boundary of said Lot 18 to the intersection of the north boundary of said Lot 18; thence continue easterly along the north boundaries of Lots 18 and 19 of Melrose, across South Fairfax Drive, and along the north boundaries of Lots 27 through 32 of Melrose Place to the intersection of the west right-of-way line of Waverly Drive; thence southerly along the west right-of-way line of Waverly Drive to the intersection of the north right-of-way line of Florida Boulevard; thence easterly along the north right-of-way line of Florida Boulevard to the intersection of the east boundary of Tract A-1-A-1 of Melrose Place; thence northerly and easterly along the east and south boundaries of said Tract A-1-A-1 to the intersection of the west right-of-way line of North Ardenwood Drive; thence northerly along the west right-of-way line of North Ardenwood Drive approximately 93 feet to a point; thence turning approximately 90 degrees to the right and continue westerly across North Ardenwood Drive and along the north boundary of the 100' GSU Servitude to the intersection of the west boundary of Lot 292-A of Melrose East, 3<sup>rd</sup> Filing; thence northerly and easterly along the west and north boundaries of said Lot 292-A to the intersection of the west right-of-way line of North Carrollton Avenue; thence southeasterly along the west right-of-way line of North Carrollton Avenue approximately 230 feet to a point; thence

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turning approximately 70 degrees to the left and continue easterly across North Carrollton Avenue, along the south right-of-way line of Van Gogh Avenue and across North Donmoor Avenue to the intersection of the east right-of-way line of North Donmoor Avenue; thence southerly along the east right-of-way line of North Donmoor Avenue to the intersection of the north boundary of Lot 10 of Melrose East, 1<sup>st</sup> Filing; thence continue easterly along the north boundary of said Lot 10 to the intersection of west boundary Lot 13 of Melrose East, 1<sup>st</sup> Filing; thence northerly along the west boundary said Lot 13 to the intersection of the south right-of-way line of Van Gogh Avenue; thence easterly along the south right-of-way line of Van Gogh Avenue to the intersection of the east right-of-way line of Monet Drive; thence northerly along the east right-of-way line of Monet Drive to the intersection of the south boundary of Lot 18 of Melrose East, 1<sup>st</sup> Filing; thence easterly along the south boundary of said Lot 18 to the intersection of the west boundary of Tract N-1-A-1-A of the Bahlinger Inc. Property; thence northerly along the west boundary of said Tract N-1-A-1-A to the intersection of the south right-of-way line of Harry Drive; thence continue easterly along the south right-of-way line of Harry Drive and across Lobdell Boulevard to the east right-of-way line of Lobdell Boulevard; thence southerly along the east right-of-way line of Lobdell Boulevard to the intersection of the north boundary of Lot I of Florida Plaza Corporation; thence continue easterly along the north boundaries of said Lot I, Lot 9 of Kornmeyer Plaza, across Kornmeyer Plaza Drive and along the north boundary of Lot 14 of Kornmeyer Plaza to the intersection of the east boundary of said Lot 14; thence continue southerly along the east boundaries of Lots 14, 13-A and 12-A of Kornmeyer Plaza approximately 546 feet to a point; thence turning approximately 90 degrees to the left and continue easterly along the north boundaries of Tracts ZZ-1-A-1-A-1 and ZZ-2A of Goodwood Homesites and across Wooddale Boulevard to the intersection of the east right-of-way line of Wooddale Boulevard; thence southeasterly along the east right-of-way line of Wooddale Boulevard to the intersection of the northwest boundary of Lot X of Goodwood Homesites; thence northeasterly along the northwest boundary of said Lot X to the intersection of the northeast boundary of Lot X, being common with the southwest boundary of North Branch Ward Creek; thence southeasterly along the southwest boundary of North Branch Ward Creek to the intersection of the west boundary of Tract A of Goodwood Homesites; thence southerly along the west boundary of said Tract A to the intersection of the south boundary of said Tract A; thence continue easterly along the south boundary of said Tract A and across Fernwood Drive to the intersection of the east right-of-way line of Fernwood Drive; thence northerly along the east right-of-way line of Fernwood Drive to the intersection of the south boundary of North Branch Ward Creek; thence easterly along the south boundary of North Branch Ward Creek to the

## **EXHIBIT A**

### **DESCRIPTION OF EDD-1 (CORTANA – FLORIDA BLVD)**

intersection of the west right-of-way line of Airway Drive; thence northerly along the west right-of-way line of Airway Drive to the intersection of the north boundary of Lot 5 of Goodwood Homesites, Square 1-3, 8-12, Block 12; thence continue southwesterly and northwesterly along the north boundary of said Lot 5 to the intersection of the and southeast boundary of Lot A of the Joe Roppolo Tract; thence continue northwesterly along the northeast boundary of said Lot A, across Greenmoss Drive, along the southwest boundaries of Lots 10-A, 9, 8, 7, 6, 5, 4-A of Goodwood Homesites, Square 1-3, 8-12, Block 11, and Lots 10, 9-A-1, 7-A of Goodwood Homesites, Square 1-3, 8-12, Block 10 to the intersection of the northwest boundary said Lot 7-A; thence northeasterly along the northwest boundary said Lot 7-A to the intersection of the west right-of-way line of Airline Highway; thence northwesterly along the west right-of-way line of Airline Highway to the intersection of the southeast boundary of Lot 4 of Goodwood Homesites, Square 1-3, 8-12, Block 10; thence southwesterly along the southeast boundary of said Lot 4 to the intersection of the southwest boundary of said Lot 4; thence continue northwesterly along southwest boundaries of Lots 4, 3, 2 and 1 of Goodwood Homesites, Square 1-3, 8-12, Block 10 to the intersection of the northwest boundary of said Lot 1; thence northeasterly along the northwest boundary of said Lot 1 to the intersection of the west right-of-way line of Airline Highway; thence northwesterly along the west right-of-way line of Airline Highway to the intersection of the southeast boundary of Lot 19 of Goodwood Homesites, Square 1-3, 8-12, Block 9; thence southwesterly along the southeast boundary of said Lot 19 to the intersection of the southwest boundary of Lot said 19; thence continue northwesterly along southeast boundaries of Lots 19, 18, 17, 16, 15 and 10-A of Goodwood Homesites, Square 1-3, 8-12, Block 9 to the intersection of the southeast boundary of Jones Creek; thence continue southwesterly along the southeast boundary of Jones Creek and across Wooddale Boulevard to the intersection of the west right-of-way line of Wooddale Boulevard; thence northwesterly along the west right-of-way line of Wooddale Boulevard to the intersection of the south boundary of Melrose Canal; thence westerly along the south boundary of Melrose Canal to the intersection of the east right-of-way line of Lobdell Boulevard; thence northwesterly along the east right-of-way line of Lobdell Boulevard to the intersection of the north boundary of Tract B-2 of the C.C. Bird Tract; thence northeasterly along the north boundary of said Tract B-2 to the intersection of the west boundary of unnamed north-south drainage ditch between the C.C. Bird Tract and Wooddale Center subdivisions; thence northerly along the west boundary of said unnamed north-south drainage ditch to the intersection of the south boundary of Tract A of the C.C. Bird Tract; thence westerly along the south boundary of said Tract A to the intersection of the east right-of-way line of Lobdell Boulevard; thence northwesterly along the east right-of-way line of Lobdell Boulevard

## EXHIBIT A

### DESCRIPTION OF EDD-1 (CORTANA – FLORIDA BLVD)

to the intersection of the north boundary of said Tract A; thence easterly along the north boundary of said Tract A to the intersection of the east boundary of unnamed north-south drainage ditch between the C.C. Bird Tract and Wooddale Center subdivisions; thence northerly along the east boundary of said unnamed north-south drainage ditch to the intersection of the north boundary of Lot B-1 of Wooddale Center, 2<sup>nd</sup> Filing, thence northeasterly along the north boundary of said Lot B-1 to the intersection of the west right-of-way line of Wooddale Boulevard; thence northwesterly along the west right-of-way line of Wooddale Boulevard to the intersection of the southeast boundary of Lot 171-A of Wooddale Center, 4<sup>th</sup> Filing, thence southwesterly along the southeast boundary of said Lot 171-A to the intersection of the east boundary of said unnamed north-south drainage ditch; thence northerly along the east boundary of said unnamed drainage ditch to the intersection of the intersection of the north boundary of unnamed east-west drainage ditch between the C.C. Bird Tract and Wooddale West subdivisions; thence westerly along the north boundary of said unnamed east-west drainage ditch to the intersection of the east right-of-way line of Lobdell Boulevard; thence northwesterly along the east right-of-way line of Lobdell Boulevard to the intersection of the south right-of-way line of Canadian National Rail, being the **point of beginning**, less and except Lot 153-A of Wooddale Center, 3<sup>rd</sup> Filing; Lot 351 of Wooddale Center, 7<sup>th</sup> Filing; Lot 71 of Wooddale Center, 1<sup>st</sup> Filing; Lot 319 of Wooddale Center, 6<sup>th</sup> Filing; Lots 327-A, 331, 339, 263, 262 and 236 of Wooddale Center, 5<sup>th</sup> Filing; Lot 14 and 15 of Goodwood Homesites, Square 1-3, 8-12, Block 8; Lot 4 of Goodwood Homesites, Square 1-3, 8-12, Block 9; Lot 2-A-1 of Goodwood Homesites, Square 1-3, 8-12, Block 3; Lots 6-A-1, 7, 8, 8-A, X-1-A, 10-B-1 and 11 of Goodwood Homesites, Square 1-3, 8-12, Block 2; Lots 6 and 7 of Wooddale East, 1<sup>st</sup> Filing; Lots C-1-A-1, C-1-A-2 and C-2-A of Wooddale East, 2<sup>nd</sup> Filing; Lots A, B, 8 and 9 of Goodwood Homesites, Square 1-3, 8-12, Block 1; Tracts L and Y-1-A of Cortana Plantation; Tract A-2-B-2-B-2-A of Broadmoor, 2<sup>nd</sup> Filing; and a portion of Dallas Drive beginning at the point of intersection of the northwest boundary of Lot 339 of Wooddale Center, 5<sup>th</sup> Filing and southwest right-of-way line of Dallas Drive; thence northeasterly across Dallas Drive to the intersection of the northeast right-of-way line of Dallas Drive; thence southeasterly along the northeast right-of-way line of Dallas Drive to the intersection of the southeast boundary of Lot 262 of Wooddale Center, 5<sup>th</sup> Filing; thence turning approximately 90 degrees to the right and southwesterly across Dallas Drive to the intersection of the southwest right-of-way line of Dallas Drive; thence northwesterly along the southwest right-of-way line of Dallas Drive to the intersection of the northwest boundary of said Lot 339, being the point of beginning of a portion of Dallas Drive.



Exhibit No.

A-1



Exhibit Name

**Map of EDD-1 Area**

Cortana - Florida Blvd

- LEGEND
- EDD-1 Limits
  - Lot Graphics
  - Street Label
  - Neighborhood Label
  - Less & Except Label