

**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, 2nd 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, 2nd 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, 5th 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

EXHIBIT A

DESCRIPTION OF EDD-1 (CORTANA – FLORIDA BLVD)

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, 2nd 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, 2nd 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, 2nd Filing; thence southerly and westerly along the east

EXHIBIT A

DESCRIPTION OF EDD-1 (CORTANA – FLORIDA BLVD)

and south boundaries of said Lot 4-A-1 to the intersection of the east boundary of Lot 6 of Florida Plaza, 1st 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, 3rd 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, 3rd 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, 1st 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 southwestwardly 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

EXHIBIT A

DESCRIPTION OF EDD-1 (CORTANA – FLORIDA BLVD)

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 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

EXHIBIT A

DESCRIPTION OF EDD-1 (CORTANA – FLORIDA BLVD)

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, 3rd 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

EXHIBIT A

DESCRIPTION OF EDD-1 (CORTANA – FLORIDA BLVD)

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, 1st Filing; thence continue easterly along the north boundary of said Lot 10 to the intersection of west boundary Lot 13 of Melrose East, 1st 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, 1st 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