CITY OF ST. GEORGE

BY COUNCIL MEMBER DELLUCCI

ORDINANCE NO. 2026 – 037

AN ORDINANCE TO (A) CREATE ECONOMIC DEVELOPMENT DISTRICT NO. 1 OF THE CITY OF ST. GEORGE (THE "DISTRICT"); (B) DEFINE THE BOUNDARIES THEREOF FROM WHICH NEW TAXES MAY BE LEVIED BY THE DISTRICT AND USED TO FUND ALL OR A PORTION OF THE COSTS OF ECONOMIC DEVELOPMENT PROJECTS AS DESCRIBED HEREIN, ALL IN ACCORDANCE WITH AND AS AUTHORIZED BY CHAPTER 27 OF TITLE 33 OF THE LOUISIANA REVISED STATUTES OF 1950, AS AMENDED; AND (C) PROVIDE FOR OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, in order to accomplish the funding of economic development projects, in accordance with Part II 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) (the "***Act***"), the St. George City Council (the "***Governing Authority***"), desires to create an economic development district within the City of St. George, Louisiana (the "***City***"), to be known as "Economic Development District No. 1 of the City of St. George" (the "***District***");

WHEREAS, in accordance with the Act, a notice describing the boundaries of the District and informing citizens of the City of the date of consideration of this Ordinance has been published two times, in *The Advocate*, the official journal of the City ("***Official Journal***") which notice is attached hereto as **Exhibit A**;

WHEREAS, the District will focus on designing, constructing, expanding, and/or improving major sports, recreation, and tourism facilities and related utilities, infrastructure and amenities (collectively, the "***Project***"), on property located within the City, as shown on **Exhibit B** hereto ("***Property***"), for the benefit of and to enhance the quality of life of citizens of the City;

WHEREAS, the Project will add permanent and temporary construction jobs, improve the retention, expansion, and recruitment of businesses, enhance quality of life, and increase the *ad valorem* tax base and sales and use tax and hotel occupancy tax collections, which will thereby be a driving force behind economic development, job creation, and growth in the City, and a direct benefit to residents of the City;

WHEREAS, pursuant to the Act, the Governing Authority of the City shall be the governing authority of the District;

WHEREAS, pursuant to the Act, an economic development district is empowered to levy up to five (5) mills of *ad valorem* 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 and use taxes, hotel occupancy taxes, or combination of such taxes, then in existence or permitted to be in existence within the boundaries of such economic development district; and

WHEREAS, the City desires to enter into a cooperative endeavor with the District to permit the District to undertake or cause to be undertaken the acquisition, design, development, and construction of various multi-phased developments within the Project designed to encourage economic development, increase the number of hotel rooms available, generate revenues for infrastructure and other necessary capital expenditures, and stimulate job creation by enhancing the feasibility of private sector projects that help to achieve the economic goals of the City.

NOW, THEREFORE, BE IT ORDAINED by the St. George City Council, acting in its capacity as the governing authority of the City, that:

SECTION 1. Pursuant to the Act, the City does hereby create an economic development district on the Property to be named the "***Economic Development District No. 1 of the City of St. George***", having the geographical boundaries shown on **Exhibit B** attached hereto and hereby incorporated in and made a part of this Ordinance, and as thus created and established, said District shall constitute a political subdivision of the State of Louisiana and shall have all the powers granted by the Constitution, the Act, and all other laws of the State of Louisiana. The St. George City Council shall be the governing authority of the District.

SECTION 2. The domicile of the District shall be the same as that of the City; the District shall obtain an official seal, hereby approved, with the word "SEAL" on the inside and surrounded by the official name of the District; the official journal of the City shall be the initial official journal of the District; the fiscal agent bank of the City shall be the initial fiscal agent bank of the District unless and until the District names its own fiscal agent bank; and the fiscal year of the District shall be the same as that of the City.

SECTION 3. This Ordinance does hereby incorporate by reference, as though fully set forth herein, the provisions and requirements of the Act.

SECTION 4. The Mayor and City Clerk are hereby authorized to do any and all things necessary and incidental to carry out the provisions of this Ordinance.

SECTION 5. All ordinances or resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. If any provision of this Ordinance shall be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance, but this Ordinance 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 Ordinance which validates or makes legal any provision of this Ordinance which would not otherwise be valid or legal, shall be deemed to apply to this Ordinance.

SECTION 7. This ordinance shall become effective immediately.

EXHIBIT A

CITY OF ST. GEORGE, STATE OF LOUISIANA

OFFICIAL NOTICE

NOTICE IS HEREBY GIVEN that the St. George City Council (the "***City Council***") proposes to consider the creation of an economic development district to be called "Economic Development District No. 1 of the City of St. George" (the "***District***"), pursuant to the authority of Part II, Chapter 27, Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 9038.42, inclusive). The public is further notified that the City Council plans to consider the creation of the District and related matters at its regular meeting to be held at 5:00 p.m. on October 13, 2026, at which time the public will be afforded an opportunity to comment upon the creation of the District. As of the publication of this notice, the property contained within the proposed boundaries is not developed and there are no existing commercial structures within the proposed boundaries. Further information regarding the proposed District, including a map of the proposed parcels of property contained within the proposed boundaries, is available during normal office hours at the office of the City Clerk, St. George City Hall, 11207 Proverbs Ave., St. George, La. 70816.

The proposed boundaries of the District are as follows:

A TOTAL OF 55.505 ACRES COMPRISED OF SEVEN SEPARATE TRACTS, SAID TRACTS BEING IDENTIFIED AS:

A 21.606 ACRE TRACT, 11.498 ACRE TRACT, 1.289 ACRE TRACT, 2.468 ACRE TRACT AND 0.753 ACRE TRACT, EACH LOCATED NORTHWEST OF THE INTERSECTION OF AIRLINE HIGHWAY AND ANTIOCH ROAD, BEING MORE PARTICULARLY DESCRIBED AS:

> THAT CERTAIN 21.606 ACRE TRACT IDENTIFIED AS TRACT Z-1-B-1 OF THE MAP SHOWING RESUBDIVISION OF TRACTS Z-1-A & Z-1-B INTO TRACTS Z-1-A-1, Z-1-A-2, Z-1-B-1, Z-1-B-2, Z-1-B-3, & Z-1-B-4 BEING A PORTION OF THE RUSSELL LONG PROPERTY LOCATED IN SECTION 50, 51, & 52, T-8-S, R-2-E, GREESNBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA DATED SEPTEMBER 10, 2026, BY WESTWOOD PROFESSIONAL SERVICES, INC., ATTACHED HERETO AS EXHIBIT 1.
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> THAT CERTAIN 11.498 ACRE TRACT IDENTIFIED AS TRACT Z-1-A-2 OF THE MAP SHOWING RESUBDIVISION OF TRACTS Z-1-A & Z-1-B INTO TRACTS Z-1-A-1, Z-1-A-2, Z-1-B-1, Z-1-B-2, Z-1-B-3, & Z-1-B-4 BEING A PORTION OF THE RUSSELL LONG PROPERTY LOCATED IN SECTION 50, 51, & 52, T-8-S, R-2-E, GREESNBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA DATED SEPTEMBER 10, 2026, BY WESTWOOD PROFESSIONAL SERVICES, INC., ATTACHED HERETO AS EXHIBIT 1.

THAT CERTAIN 1.289 ACRE TRACT IDENTIFIED AS TRACT Z-1-B-3 OF THE MAP SHOWING RESUBDIVISION OF TRACTS Z-1-A & Z-1-B INTO TRACTS Z-1-A-1, Z-1-A-2, Z-1-B-1, Z-1-B-2, Z-1-B-3, & Z-1-B-4 BEING A PORTION OF THE RUSSELL LONG PROPERTY LOCATED IN SECTION 50, 51, & 52, T-8-S, R-2-E, GREESNBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA DATED SEPTEMBER 10, 2026, BY WESTWOOD PROFESSIONAL SERVICES, INC., ATTACHED HERETO AS EXHIBIT 1.

THAT CERTAIN 2.468 ACRE TRACT IDENTIFIED AS TRACT Z-1-B-4 OF THE MAP SHOWING RESUBDIVISION OF TRACTS Z-1-A & Z-1-B INTO TRACTS Z-1-A-1, Z-1-A-2, Z-1-B-1, Z-1-B-2, Z-1-B-3, & Z-1-B-4 BEING A PORTION OF THE RUSSELL LONG PROPERTY LOCATED IN SECTION 50, 51, & 52, T-8-S, R-2-E, GREESNBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA DATED SEPTEMBER 10, 2026, BY WESTWOOD PROFESSIONAL SERVICES, INC., ATTACHED HERETO AS EXHIBIT 1.

THAT CERTAIN 0.753 ACRE TRACT IDENTIFIED AS TRACT L-1 OF THE MAP SHOWING TRACTS B-1 AND L-1 DATED JUNE 19, 2001 BY LANDSOURCE INCORPORATED, AND RECORDED IN EAST BATON ROUGE PARISH ON JULY 17, 2001 (ORIG: 502 BUNDLE: 11249), ATTACHED HERETO AS EXHIBIT 1.

A 6.878 ACRE TRACT AND 11.013 ACRE TRACT, EACH LOCATED NORTHEAST OF THE INTERSECTION OF AIRLINE HIGHWAY AND ANTIOCH ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS:

THAT CERTAIN 6.878 ACRE TRACT IDENTIFIED AS TRACT A-1-A-3-A-5 ON PAGE 1 OF THE MAP SHOWING RESUBDIVISION OF TRACT A-1-A-3-A DATED MAY 28, 2013, BY CSRS INC., AND RECORDED IN EAST BATON ROUGE PARISH ON JUNE 10, 2014 (ORIG: 912 BUNDLE:12583), ATTACHED HERETO AS EXHIBIT 1.

THAT CERTAIN 11.013 ACRE TRACT IDENTIFIED AS TRACT A-1-A-3-B-1-A IN THE MAP SHOWING RESUBDIBIVISION OF TRACTS A-1-A-2-A-4 & A-1-A-3-B-1 DATED MAY 5, 2025 BY LANDSOURCE INCORPORATED, AND RECORDED IN EAST BATON ROUGE PARISH ON APRIL 2, 2026 (ORIG: 707 BUNDLE:13426), ATTACHED HERETO AS EXHIBIT 1.

EXHIBIT B

DESCRIPTION OF AND MAP SHOWING BOUNDARIES OF ECONOMIC DEVELOPMENT DISTRICT NO. 1 OF THE CITY OF ST. GEORGE

The boundaries of the District are as follows:

A TOTAL OF 55.505 ACRES COMPRISED OF SEVEN SEPARATE TRACTS, SAID TRACTS BEING IDENTIFIED AS:

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EXHIBIT 1.

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[MAP ON FOLLOWING PAGE]

[MAP TO BE INSERTED ON THIS PAGE]

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned City Clerk of the St. George City Council (the "***Governing Authority***"), acting as the governing authority of the City, do hereby certify that the foregoing pages constitute a true and correct copy of an ordinance adopted by the Governing Authority on October 13, 2026, titled as follows:

AN ORDINANCE TO (A) CREATE ECONOMIC DEVELOPMENT DISTRICT NO. 1 OF THE CITY OF ST. GEORGE (THE "DISTRICT"); (B) DEFINE THE BOUNDARIES THEREOF FROM WHICH NEW TAXES MAY BE LEVIED BY THE DISTRICT AND USED TO FUND ALL OR A PORTION OF THE COSTS OF ECONOMIC DEVELOPMENT PROJECTS AS DESCRIBED HEREIN, ALL IN ACCORDANCE WITH AND AS AUTHORIZED BY CHAPTER 27 OF TITLE 33 OF THE LOUISIANA REVISED STATUTES OF 1950, AS AMENDED; AND (C) PROVIDE FOR OTHER MATTERS IN CONNECTION THEREWITH.

IN FAITH WHEREOF, witness my official signature on this the 13th day of October, 2026.

Lorraine Beaman

Lorraine Beaman, City Clerk

City Clerk