



JACKSON PARISH POLICE JURY

Jackson Parish Courthouse
500 East Court Street, Room 301
Jonesboro, Louisiana 71251-3446

Phone: (318) 259-2361

Fax: (318) 259-5660

www.jacksonparishpolicejury.org

Notice Posted:

Monday, July 20, 2020, 3:00 PM

July 23, 2020 Economic Development Committee Meeting

MEMBERS

District 1

TODD CULPEPPER
P. O. Box 323
Quitman, LA. 71268
(318) 259-4184 (Work)
(318) 243-1084

District 2

LEWIS CHATHAM
1575 Mariah Road
Chatham, LA. 71226
(318) 235-0254

District 3

AMY C. MAGEE
2332 Walker Road
Jonesboro, LA. 71251
(318) 235-0002

District 4

JOHN W MCCARTY
2766 Hwy 155
Quitman, LA 71268
(318) 259-9694

District 5

TARNESHALA COWANS
598 Beech Springs Road
Jonesboro, LA. 71251
(318) 475-0893

District 6

REGINA H. ROWE
159 Hughes Rd.
Jonesboro, LA 71251
(318) 259-7923

District 7

LYNN TREADWAY
505 Fifth Street
Jonesboro, LA 71251
(318) 259-7673
(318) 680-8510

MEETING DATE:

Thursday, July 23, 2020

MEETING TIME:

12:00 PM

PLACE OF MEETING:

**Dr. Charles H. Garrett Community Center
182 Industrial Drive
Jonesboro, LA 71251**

AGENDA:

Call to Order

Invocation & Pledge of Allegiance

Public Comments

Agenda Items

1. Discuss certified land site on Industrial Drive
2. Discuss opportunities for economic development

Adjourn

Committee:

Mr. Lynn Treadway, **Chairman**

Mr. John McCarty

Ms. Regina Rowe

Gina M. Thomas, Secretary-Treasurer

Jackson Parish Police Jury

500 E. Court Street, Room 301, Jonesboro, LA. 71251

(318) 259-2361 extension 203

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact Gina Thomas at (318) 259-2361, extension 203 describing the assistance that is necessary.

It is possible that a quorum of the Police Jury may be in attendance at the meeting, but no action of the Police Jury as a whole will be taken.

PHASE I: NEW SOUTH POND 10" EFFLUENT

Scope: This project will construct a new 10" effluent line from the South Oxidation Pond to replace the existing 6" line which is causing ponding of effluent on a site presently being considered for an industrial site certification.

In addition, the project will enhance the operational capacity of the pond, which will benefit all of the commercial sewer customers in the Industrial Park and those on U.S. Hwy 167 south of Thrasher Street.

Cost: (Based upon 1325 LF – 10" PVC)

Construction	\$60,000
Engineering	
Basic	\$ 7,200
Survey	\$ 2,800
Servitude	\$ 2,000
Inspection	<u>\$ 3,000</u>
Total Project	\$75,000 *

* Parish has \$15,000 allocated for project

PHASE II: CONSTRUCT NEW FACILITIES REQUIRED TO ACTIVATE THE NEW FIRE TOWER ROAD WELL

Scope: This project will construct a new 250,000 gallon ground storage tank, 500 gpm pump station and new 8" transmission main in order to place the new Fire Tower Road Well (200 gpm) into operation. This project will mitigate the current low pressure conditions being experienced by the commercial customers located in the Industrial Park and along U.S. Hwy 167 south of LA Hwy 147.

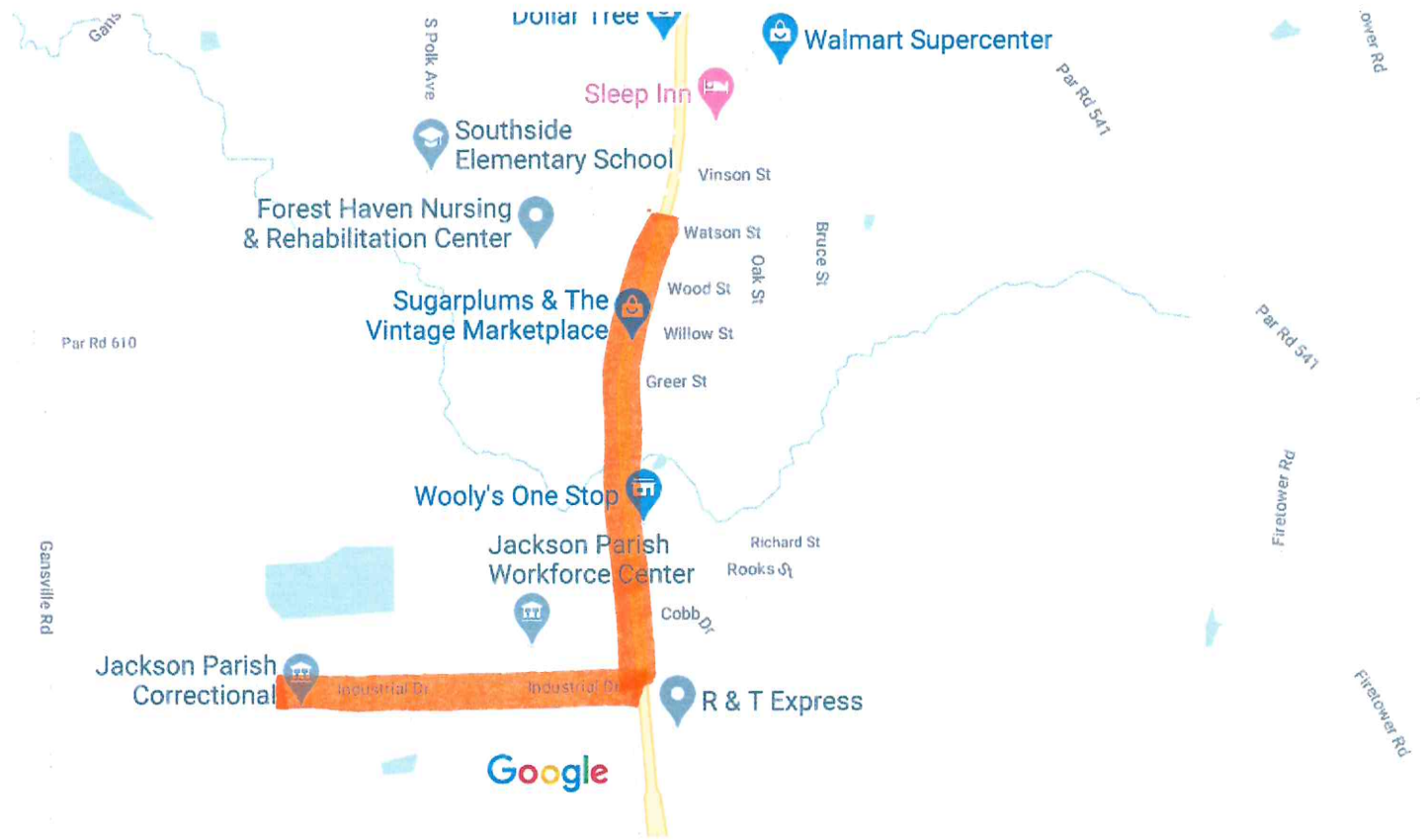
Cost:

Construction	
Pump Station/Tank	\$550,000
Transmission Main	<u>\$175,000</u>
	\$725,000

Engineering	
Basic	\$ 72,000
Inspection	<u>\$ 28,000</u>
Total Project	\$825,000 **

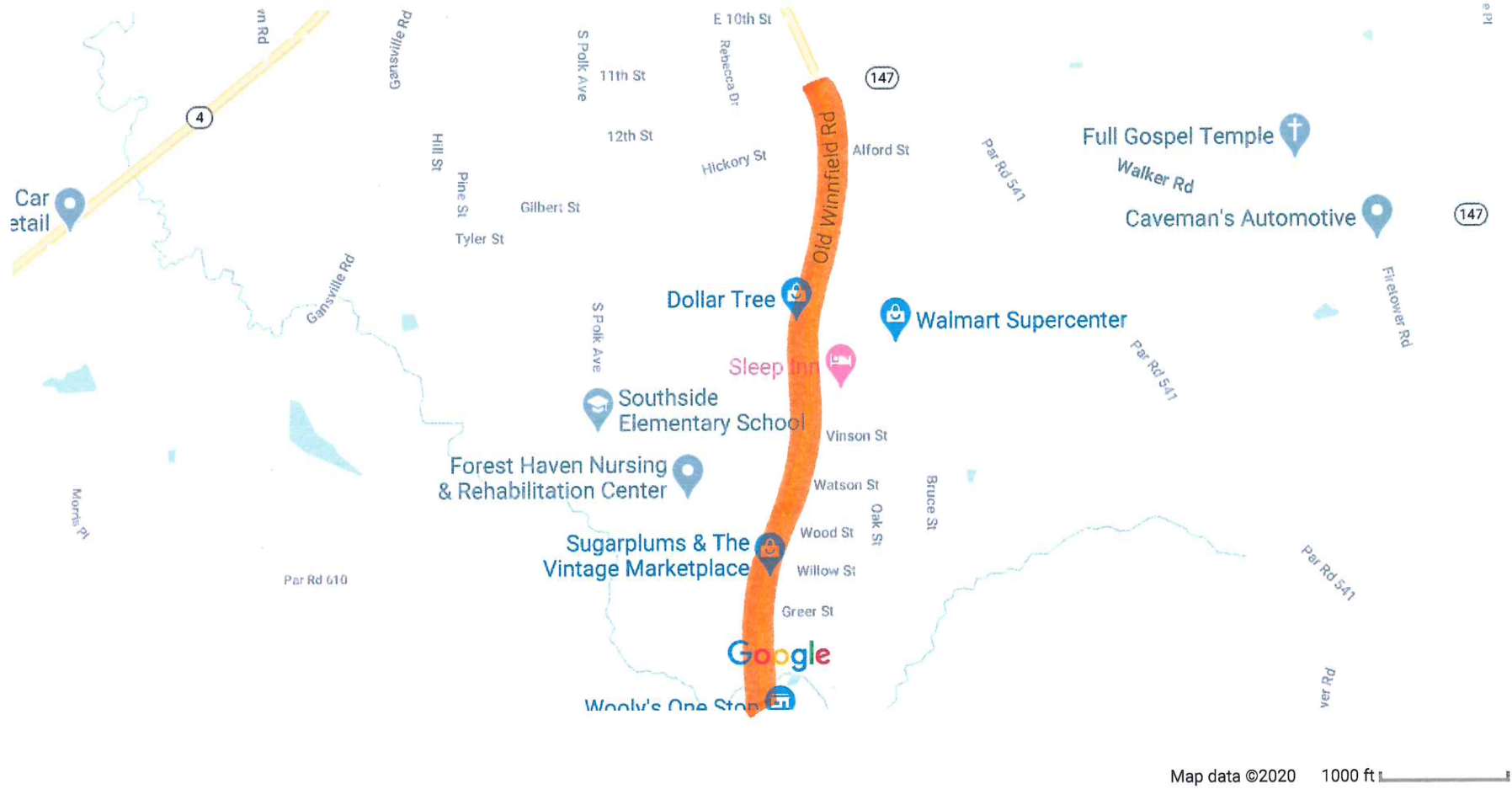
** The correctional facility has indicated they would participate in funding project.

TOTAL PHASES I AND II \$900,000

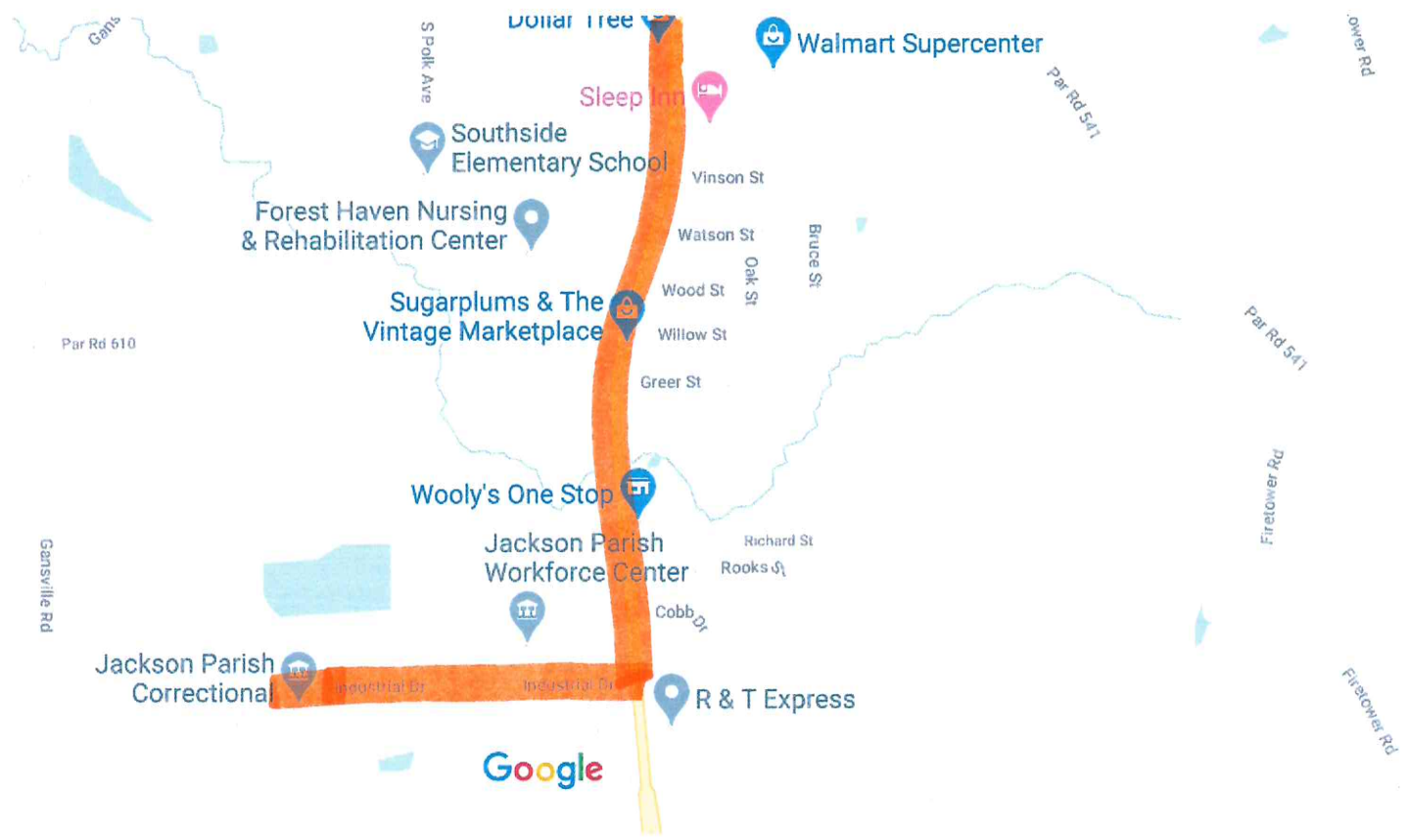


**COMMERCIAL
BENEFICIARIES —
EFFLUENT LINE**

Map data ©2020 1000 ft



COMMERCIAL
BENEFICIARIES —
NEW WATER WELL



Map data ©2020 1000 ft

SITE DEVELOPMENT MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (MOA) is entered into between North Louisiana Economic Partnership (ECONOMIC DEVELOPMENT ORGANIZATION) and the owner of a defined industrial site or property referred to as Ciera Development Company, Inc. (SUBJECT PROPERTY) in Jackson Parish in the State of Louisiana. The MOA is in reference to the LOUISIANA ECONOMIC DEVELOPMENT (LED) SITE DEVELOPMENT INITIATIVE and involves the SUBJECT PROPERTY. SUBJECT PROPERTY consists of 16.78 acres and is a part of parcel number(s) Assessment #0065012195.

LED recognizes that a strong portfolio of development-ready sites is a critical component of the Region and State's overall economic development resource inventory. LED created the SITE DEVELOPMENT INITIATIVE as a partnership program with PROPERTY OWNERS and LOCAL ECONOMIC DEVELOPMENT ORGANIZATIONS (EDO's) for the purpose of identifying, securing and marketing development-ready sites.

Participation in this program is voluntary. PROPERTY OWNER acknowledges that LED and EDO intend to market SUBJECT PROPERTY to prospective companies that may be interested in purchasing and developing the SUBJECT PROPERTY, thus resulting in economic development activity (jobs, capital investments, creation of tax revenues, etc.) for the benefit of the Region and State. PROPERTY OWNER retains the right to market SUBJECT PROPERTY, at a price per acre specified by PROPERTY OWNER, to potential buyers not represented by LED and EDO.

PROPERTY OWNER represents that it is willing to sell the SUBJECT PROPERTY to prospective buyers represented by LED and EDO that may be interested in developing the site, and that PROPERTY OWNER agrees to a sale price of \$ 26,817.64 per acre for a period of two (2) years following the final certification of the site. PROPERTY OWNER further agrees to enter into good faith negotiations with prospective purchasers represented by LED and EDO, with further terms other than price to be defined in a PURCHASE AND SALE AGREEMENT between the Buyer and Seller. In order to facilitate the sale of the SUBJECT PROPERTY, PROPERTY OWNER agrees not to unreasonably reject terms of sale offered by the BUYER.

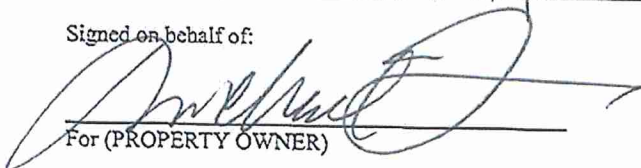
PROPERTY OWNER represents, and LED and EDO both acknowledge, that SUBJECT PROPERTY is not intended for sale or development for residential or retail use. This MOA is intended only for property uses compatible with economic development goals, including but not limited to industrial, office, warehouse/distribution, manufacturing or other similar uses that promote economic development.

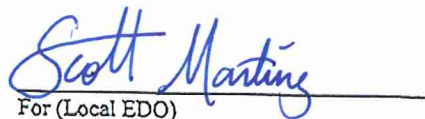
Throughout the period provided for herein, LED, EDO and their representatives shall have the right to enter the SUBJECT PROPERTY to conduct Due Diligence. Eligible Due Diligence expenses include but are not limited to engineering studies to determine infrastructure cost estimates (utilities, roads, water/wastewater, etc.); environmental studies, site surveys and assessments; acquisition of aerial photos, quadrant maps, zoning maps; geotechnical analysis; threatened and endangered species studies; and archeological investigations. Proposals for eligible Due Diligence, including scope of work and cost estimates, are subject to preapproval by LED. Copies of service agreements, invoices, evidence of payment, and final work product will be available to PROPERTY OWNER, EDO and LED at the completion of the project. All parties to this MOA acknowledge that, prior to any work being undertaken, LED and its representatives shall review the SUBJECT PROPERTY for eligibility with the Program. LED must approve the SUBJECT PROPERTY prior to any work being undertaken. LED will provide PROPERTY OWNER with a NOTICE TO PROCEED prior to any eligible work being undertaken.

Costs of conducting Due Diligence may be shared by the EDO and Third Parties. PROPERTY OWNER participation in the Due Diligence cost sharing is discretionary and not a condition of this agreement. Costs of Due Diligence will be shared based on the following percentages: Third Parties: 25%, EDO: 75%. EDO agrees to assist with the identification of funding sources for the PROPERTY OWNER and/or Other Parties (25%) portion of the expenses. The EDO (75%) portion of expenses will be provided through LED according to terms and conditions specified in other agreements between EDO and LED.

Agreed and accepted, this 24th day of April, 2017:

Signed on behalf of:


For (PROPERTY OWNER)


For (Local EDO)

Michael Fesi
Print Name

Scott Martinez
Print Name

SITE DEVELOPMENT MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (MOA) is entered into between North Louisiana Economic Partnership (ECONOMIC DEVELOPMENT ORGANIZATION) and the owner of a defined industrial site or property referred to as 65 acres Hwy. 1675 (SUBJECT PROPERTY) in JACKSON Parish in the State of Louisiana. The MOA is in reference to the LOUISIANA ECONOMIC DEVELOPMENT (LED) SITE DEVELOPMENT INITIATIVE and involves the SUBJECT PROPERTY. SUBJECT PROPERTY consists of 65 acres and is a part of parcel number(s) 0060025300, 0065036030

LED recognizes that a strong portfolio of development-ready sites is a critical component of the Region and State's overall economic development resource inventory. LED created the SITE DEVELOPMENT INITIATIVE as a partnership program with PROPERTY OWNERS and LOCAL ECONOMIC DEVELOPMENT ORGANIZATIONS (EDO's) for the purpose of identifying, securing and marketing development-ready sites.

Participation in this program is voluntary. PROPERTY OWNER acknowledges that LED and EDO intend to market SUBJECT PROPERTY to prospective companies that may be interested in purchasing and developing the SUBJECT PROPERTY, thus resulting in economic development activity (jobs, capital investments, creation of tax revenues, etc.) for the benefit of the Region and State. PROPERTY OWNER retains the right to market SUBJECT PROPERTY, at a price per acre specified by PROPERTY OWNER, to potential buyers not represented by LED and EDO.

PROPERTY OWNER represents that it is willing to sell the SUBJECT PROPERTY to prospective buyers represented by LED and EDO that may be interested in developing the site, and that PROPERTY OWNER agrees to a sale price of \$ 715,000.00 per-acre for a period of two (2) years following the final certification of the site. PROPERTY OWNER further agrees to enter into good faith negotiations with prospective purchasers represented by LED and EDO, with further terms other than price to be defined in a PURCHASE AND SALE AGREEMENT between the Buyer and Seller. In order to facilitate the sale of the SUBJECT PROPERTY, PROPERTY OWNER agrees not to unreasonably reject terms of sale offered by the BUYER.

SMR

SM

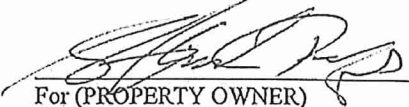
OWNER RETAINS MINERAL RIGHTS @ \$715,000.00 PRICE. SALE PRICE INCLUDING MINERAL RIGHTS IS \$1,300,000.00
PROPERTY OWNER represents, and LED and EDO both acknowledge, that SUBJECT PROPERTY is not intended for sale or development for residential or retail use. This MOA is intended only for property uses compatible with economic development goals, including but not limited to industrial, office, warehouse/distribution, manufacturing or other similar uses that promote economic development.

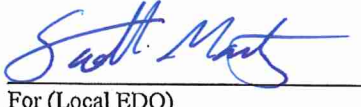
Throughout the period provided for herein, LED, EDO and their representatives shall have the right to enter the SUBJECT PROPERTY to conduct Due Diligence. Eligible Due Diligence expenses include but are not limited to engineering studies to determine infrastructure cost estimates (utilities, roads, water/wastewater, etc.); environmental studies, site surveys and assessments; acquisition of aerial photos, quadrant maps, zoning maps; geotechnical analysis; threatened and endangered species studies; and archeological investigations. Proposals for eligible Due Diligence, including scope of work and cost estimates, are subject to preapproval by LED. Copies of service agreements, invoices, evidence of payment, and final work product will be available to PROPERTY OWNER, EDO and LED at the completion of the project. All parties to this MOA acknowledge that, prior to any work being undertaken, LED and its representatives shall review the SUBJECT PROPERTY for eligibility with the Program. LED must approve the SUBJECT PROPERTY prior to any work being undertaken. LED will provide PROPERTY OWNER with a NOTICE TO PROCEED prior to any eligible work being undertaken.

Costs of conducting Due Diligence may be shared by the EDO, PROPERTY OWNER and/or Other Parties. PROPERTY OWNER participation in the Due Diligence cost sharing is discretionary and not a condition of this agreement. Costs of Due Diligence will be shared based on the following percentages: Property Owner and/or Other Parties: 25%, EDO: 75%. EDO agrees to assist with the identification of funding sources for the PROPERTY OWNER and/or Other Parties (25%) portion of the expenses. The EDO (75%) portion of expenses will be provided through LED according to terms and conditions specified in other agreements between EDO and LED.

Agreed and accepted, this 24th day of JANUARY, 2017:

Signed on behalf of:


For (PROPERTY OWNER)


For (Local EDO)

STEPHEN MICHAEL ROGERS
Print Name

Scott Martinez
Print Name

SITE DEVELOPMENT MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (MOA) is entered into between North Louisiana Economic Partnership (ECONOMIC DEVELOPMENT ORGANIZATION) and the owner of a defined industrial site or property referred to as 65 acres Hwy. 1175, (SUBJECT PROPERTY) in JACKSON Parish in the State of Louisiana. The MOA is in reference to the LOUISIANA ECONOMIC DEVELOPMENT (LED) SITE DEVELOPMENT INITIATIVE and involves the SUBJECT PROPERTY. SUBJECT PROPERTY consists of 65 acres and is a part of parcel number(s) 0060025300, 0065036030

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PROPERTY OWNER represents that it is willing to sell the SUBJECT PROPERTY to prospective buyers represented by LED and EDO that may be interested in developing the site, and that PROPERTY OWNER agrees to a sale price of \$75,000.00 ~~per acre~~ for a period of two (2) years following the final certification of the site. PROPERTY OWNER further agrees to enter into good faith negotiations with prospective purchasers represented by LED and EDO, with further terms other than price to be defined in a PURCHASE AND SALE AGREEMENT between the Buyer and Seller. In order to facilitate the sale of the SUBJECT PROPERTY, PROPERTY OWNER agrees not to unreasonably reject terms of sale offered by the BUYER. *OWNER RETAINS MINERAL RIGHTS @ 75,000.00 PRICE SALE PRICE INCLUDING MINERAL RIGHTS IS \$1,300,000.00* PROPERTY OWNER represents, and LED and EDO both acknowledge, that SUBJECT PROPERTY is not intended for sale or development for residential or retail use. This MOA is intended only for property uses compatible with economic development goals, including but not limited to industrial, office, warehouse/distribution, manufacturing or other similar uses that promote economic development.

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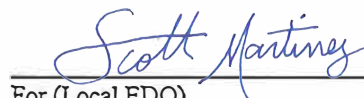
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Signed on behalf of:


For (PROPERTY OWNER)

STEPHEN MICHAEL ROGERS
Print Name


For (Local EDO)

Scott Martinez
Print Name



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(318) 680-8510

All Jackson Parish Banks

In 2020, our Police Jury President appointed the Economic Development Committee with the purpose of seeking out economic development opportunities for Jackson Parish and to research interest from other parish industries and entities in participating in an effort to bring industry to our area.

We would like to invite you to attend our upcoming committee meeting on:

Thursday, July 23rd at 12:00 PM

**at the Dr. Charles H. Garrett Community Center
182 Industrial Drive
Jonesboro, LA**

At this meeting we will have a representative from the North Louisiana Economic Partnership to discuss opportunities throughout Jackson Parish. We will also be reviewing our ongoing project to get certified land in Jackson Parish that can be registered with the state and be nationally advertised. This is the first certified site that Jackson Parish will be able to claim.

This is an excellent opportunity for you to be involved in giving back and participating in our community.

Warm regards,

Lynn Treadway
Committee Chairman