

**MINUTES  
POINTE COUPEE PARISH COUNCIL  
SPECIAL MEETING  
May 25, 2021**

The Pointe Coupee Parish Council met in special session at 7:05 p.m. Tuesday, May 25, 2021, at the Courthouse Annex in the Parish Council Meeting Room, New Roads, Louisiana.

Chairman Boudreaux called the meeting to order and directed Council Clerk Gerrie Martin to call the roll:

PRESENT: Messrs. Paul Bergeron, Edward Bazile, Kurt Jarreau, Dustin Boudreaux, Charles Watkins, Edwin Soulier, Sidney LaCoste and Jimmie Gaspard.

ABSENT: None.

CONSIDER AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

PUBLIC COMMENTS ON AGENDA ITEMS

Mr. Arthur Ewing waived his public comments until the agenda item is discussed.

RESOLUTIONS:

DISCUSSION AND APPROVAL OF PERMIT FOR THE LIGHTSOURCE BP SOLAR PROJECT

Parish President Major Thibaut gave a detailed overview of the permit for the Ventress Solar Farm 1, LLC by LightSource BP.

Mr. Arthur Ewing commended the parish for moving forward with this project.

Messrs. Jack Steele & Kevin Smith of LightSource BP responded to any questions or concerns about this project from the council. The construction of the project is estimated to begin in October.

After further discussion, the following resolution was offered:

Motion by Mr. Watkins and seconded by Mr. LaCoste:

RESOLVED, That the solar farm permit application submitted by Ventress Solar Farm 1, LLC be approved by the Pointe Coupee Parish Council.

The Chairman called for a roll call vote that resulted as follows:

YEAS: Messrs. Bergeron, Bazile, Jarreau, Boudreaux, Watkins, Soulier, LaCoste and Gaspard.

NAYS: None.

ABSENT: None.

On a vote of 8-0-0, the motion carried.

APPROVAL OF AN ANNUAL PAYMENT RELATIVE TO A PROPOSED SOLAR FARM TO BE CONSTRUCTED BY VENTRESS SOLAR FARM 1, LLC, IN ACCORDANCE WITH A MEMORANDUM OF UNDERSTANDING BETWEEN THE CAPITAL AREA FINANCE AUTHORITY AND VENTRESS SOLAR FARM, 1, LLC.

President Thibaut gave a detailed overview of the PILOT (Payment in lieu of Taxes) Program with Ventress Solar Farm 1, LLC and Capital Area Finance Authority, and the resolution approving an annual payment relative to the proposed solar farm to be constructed by Ventress Solar Farm 1, LLC.

Chairman Boudreaux noted that the Pointe Coupee Parish Health Services District No. 1 has agreed to give the parish their proceeds from sales tax from this project. He and other councilmembers voiced their support of this project and the economic benefits it will bring to the parish.

Representatives from BP LightSource responded to questions and any concerns from the council.

In closing, President Thibaut thanked the council and everyone who worked very hard in assisting him with making this project a reality for Pointe Coupee Parish, and an opportunity to open doors for future developments in the parish.

After further discussion, the following resolution was offered:

Motion by Mr. Boudreaux and seconded by Mr. Watkins:

A RESOLUTION APPROVING AN ANNUAL PAYMENT RELATIVE TO A PROPOSED SOLAR FARM TO BE CONSTRUCTED BY VENTRESS SOLAR FARM 1, LLC, IN ACCORDANCE WITH A MEMORANDUM OF UNDERSTANDING BETWEEN THE CAPITAL AREA FINANCE AUTHORITY AND VENTRESS SOLAR FARM 1, LLC

**WHEREAS**, the Capital Area Finance Authority ("**CAFA**"), a Louisiana public trust organized under the authority of Chapter 2-A of Title 9 of the Louisiana Revised Statutes of 1950 (the "**Public Trust Act**"), is authorized to acquire and hold property for one or more of its public purposes as set forth in R.S. 9:2341(B) and upon acquisition by CAFA such property is declared for purposes of R.S. 9:2347(M) to be public property used for essential and governmental purposes and such property is thereby exempt from all taxes of the parish, the state, or any political subdivision thereof or any other taxing body; and

**WHEREAS**, CAFA has entered into a Memorandum of Understanding (the "**MOU**") with Ventress Solar Farm 1, LLC (the "**Developer**"), a Delaware limited liability company, and the Developer has arranged to develop a 300MWac/345MWdc solar farm (the "**Facilities**") located on certain real property leased by the Developer and located at 13330 Ventress Rd., in Pointe Coupee Parish, Louisiana (the "**Property**"), in accordance with the terms of the MOU; and

**WHEREAS**, the Developer intends to acquire, construct, develop, operate and maintain the Facilities and (a) for the purposes of the Public Trust Act, transfer ownership of the machinery, equipment, tangible personal property and improvements located on the Property that comprise the Facilities to CAFA; and (b) for the purposes of the Public Trust Act, lease and operate the Facilities pursuant to a written facilities lease agreement with CAFA (the "**Facilities Lease**"); and

**WHEREAS**, CAFA intends to own and lease the Facilities to the Developer, and, pursuant to La. R.S. 9:2347(M) and subject to approval of the Parish Council of the Parish of Pointe Coupee (the "**Council**"), CAFA will require the Developer to make an annual payment in respect of the Facilities, to be characterized as facilities rent, or payment in lieu of tax, or otherwise as shall be set forth in the Facilities Lease, in accordance with the schedule set forth in Section 2 below (the "**Annual Payments**"); and

**WHEREAS**, the MOU provides that: (a) the Annual Payments shall terminate when the Facilities Lease expires on December 31, 2042 or is earlier terminated (the "**Termination Date**"); and (b) following the Termination Date, the Facilities shall be transferred by CAFA back to the Developer and thereafter the full amount of the ad valorem taxes levied against the Ventress Solar Farm shall be paid to the Tax Collector for Pointe Coupee Parish; and

**WHEREAS**, in accordance with La. R.S. 9:2347(M)(2), prior to the construction of the Facilities, CAFA wishes to obtain the approval of the Annual Payments, by Resolution of the Council, as the governing authority of the Parish in which the Facilities shall be located;

**NOW THEREFORE, BE IT RESOLVED** by the Pointe Coupee Parish Council, in its capacity as governing authority of the Parish of Pointe Coupee, State of Louisiana, that:

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

**SECTION 2.** This Parish does hereby approve the Annual Payments to be paid by the Developer for the Facilities in the following amounts, in accordance with the MOU, as described in the foregoing WHEREAS clauses, to-wit:

<b>Due Date</b>	<b>Annual Payment Amount</b>
December 31, 2022	\$ 677,123.00
December 31, 2023	\$ 770,755.00
December 31, 2024	\$ 735,689.00
December 31, 2025	\$ 721,605.00
December 31, 2026	\$ 695,686.00
December 31, 2027	\$ 657,069.00
December 31, 2028	\$ 608,546.00
December 31, 2029	\$ 561,365.00
December 31, 2030	\$ 506,069.00
December 31, 2031	\$ 455,653.00
December 31, 2032	\$ 411,964.00
December 31, 2033	\$ 366,800.00
December 31, 2034	\$ 305,751.00
December 31, 2035	\$ 264,498.00
December 31, 2036	\$ 243,660.00
December 31, 2037	\$ 235,251.00
December 31, 2038	\$ 235,839.00
December 31, 2039	\$ 236,429.00
December 31, 2040	\$ 237,020.00
December 31, 2041	\$ 237,613.00
December 31, 2042	\$ 238,207.00

A condition of this approval is that under the terms of the Facilities Lease and/or the MOU, the Parish must receive an amount equal to at least 3% of each Annual Payment set forth above, available to be expended by the Parish for any lawful purpose, and the remaining 97% of each Annual Payment set forth above shall be distributed, in the manner set forth in the Facilities Lease, to all taxing bodies having jurisdiction over the Property, ratably according to their effective millage rates each year.

**SECTION 3.** The Council does hereby agree that CAFA shall have no obligations to the Parish with respect to the Annual Payments and/or the Facilities Lease other than to cooperate with the Parish in connection with the enforcement and collection of the Annual Payments and any other obligations owed to the Parish under the Facilities Lease or the MOU, in accordance with the contractual terms of such agreements.

**SECTION 4.** The Parish President is hereby authorized to execute any documents, agreements, consents or approvals necessary in connection with the foregoing, including joinders to the MOU and/or the Facilities Lease, and any other documents as he may deem necessary, upon the advice of counsel, to implement the intent of the matters approved above.

**SECTION 5.** This resolution shall be effective immediately.

The Chairman called for a roll call vote that resulted as follows:

YEAS: Messrs. Bergeron, Bazile, Jarreau, Boudreaux, Watkins, Soulier, LaCoste and Gaspard.

NAYS: None.

ABSENT: None.

On a vote of 8-0-0, the motion carried.

Motion by Mr. Watkins and seconded by Mr. Soulier, the meeting adjourned at 8:06 p.m.

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Gerrie P. Martin  
Council Clerk

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Dustin Boudreaux  
Chairman