

# **EXHIBIT 1**

The following ordinance which was previously introduced at a regular meeting held on May 20, 2026, a summary thereof having been published in the official journal together with notices of public hearings which were held in accordance with the public notices, was brought up for final passage on motion of Councilmember \_\_\_\_\_ and seconded by Councilmember \_\_\_\_\_:

**ORDINANCE 26-\_\_\_\_\_  
ST. JAMES PARISH COUNCIL**

**AN ORDINANCE TO AMEND SECTION 82-25 OF THE ST. JAMES PARISH LAND USE ORDINANCE, AND TO AMEND THE ST. JAMES PARISH GENERALIZED FUTURE LAND USE PLAN**

**WHEREAS**, on May 18, 2026, the St. James Parish Planning Commission considered a change in the land use designation of an area of the West Bank known as Shady Grove from “Agricultural” to “Industrial” use, and recommended the change to the Parish council for the area generally outlined in green on Attachment A hereto; and

**WHEREAS**, notices of the proposed change and hearings thereon were published on May 28, June 4, and June 11, 2026, and the Parish Council has held public hearings on the recommended changes on June 3, 2026 and June 17, 2026 in connection with the proposed land use change; and

**WHEREAS**, the Parish Council has considered the recommendation of the Planning Commission; the public comments received during the hearings; the facts and circumstances relevant to the location; the land use plan; and the potential impacts and benefits to the parish; and

**WHEREAS**, the Parish Council finds that it is in the public interest to change the St. James Parish Generalized Future Land Use Map to change the “Agriculture” area located on the East Bank known generally as Shady Grove to “Industrial” use;

**NOW, THEREFORE**, the St. James Parish Council hereby ordains:

**SECTION 1.** Section 82-25(a) of the St. James Parish Code of Ordinances is hereby amended to read as follows:

**Sec. 82-25. Land use plan**

- (a) **Adoption of future land use plan.** The following map is hereby adopted and incorporated herein by reference to guide to the development of St. James Parish: The “St. James Parish Generalized Future Land Use Plan” dated June 17, 2026, in its digital form, identified as File FutureLandUsePlan\_06\_17\_26. A printed version of the plan is attached to this ordinance as Exhibit 1. Any ambiguity in the location of land use category boundaries, or any conflict between the printed and digital forms of the map shall be resolved by relying on the digital form of the map. Any ambiguity in the boundaries shown on the digital map shall be resolved as follows:

*[the remainder of Section 82-25 remains unchanged]*

**SECTION 2. EFFECTIVE DATE.** This ordinance shall be effective immediately upon its passage, or as soon thereafter as allowed by law, and shall apply to any then-pending permit or approval for which a final decision has not been rendered by the parish.

This ordinance having been submitted to a vote, the vote thereon was as follows:

- YEAS:
- NAYS:
- ABSTAIN:
- ABSENT:

And, the ordinance was declared adopted on this, the 17th day of June 2026.

\_\_\_\_\_  
Council Chairman

\_\_\_\_\_  
Secretary

Delivered to Parish President: \_\_\_\_\_

Approved: \_\_\_\_\_

Disapproved: \_\_\_\_\_

\_\_\_\_\_  
Parish President

Returned to Secretary on \_\_\_\_\_

At \_\_\_\_\_ AM/PM

Received by \_\_\_\_\_

\* \* \* \* \*

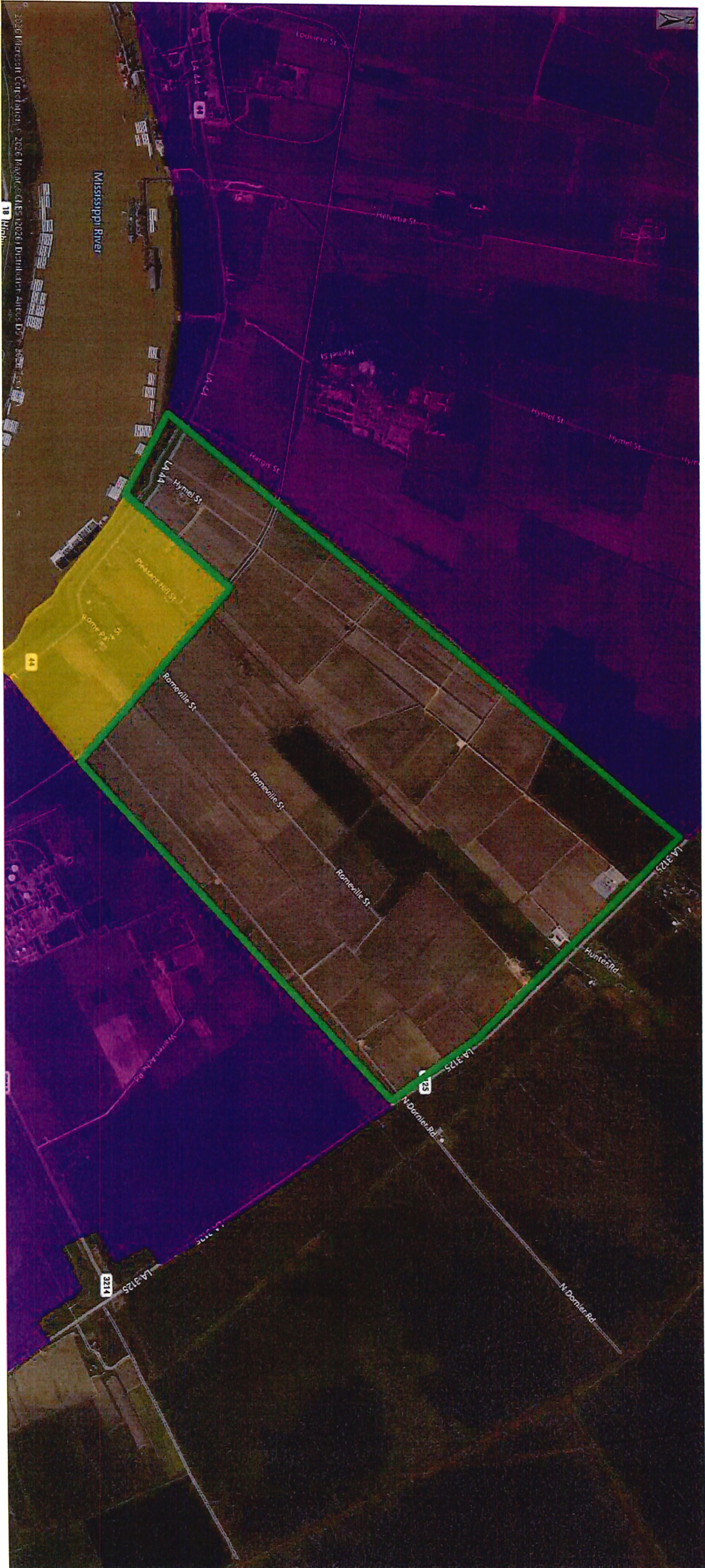
C E R T I F I C A T E

I, Tammie Bodin, Secretary of the Council of the Parish of St. James, State of Louisiana, hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the St. James Parish Council in regular meeting held on the 17th day of June, 2026.

Signed at Vacherie, Louisiana, this \_\_\_\_\_ day of June, 2026.

(S E A L)

\_\_\_\_\_  
Tammie Bodin  
Secretary



**Attachment A to Proposed Ordinance**

# **EXHIBIT 2**



666 Broadway, 7th Floor  
New York, New York 10012  
212-614-6464  
ccrjustice.org

June 1, 2026

St. James Parish Council  
5800 Hwy. 44  
Convent, LA 70723

**Re: Legal Notice to Parish Council Regarding Proposed Ordinance to Re-Designate a Historic Black Community, Including the Estate of Harriet Jones, to “Industrial”**

To the St. James Parish Council:

On behalf of Inclusive Louisiana, Mount Triumph Baptist Church, and RISE St. James, the undersigned counsel write to put you on notice that the proposed ordinance (“Ordinance”) that would redesignate a large part of Romeville into an industrial area is unlawful. Further, should it not be promptly withdrawn from the Parish Council’s agenda, we intend to take urgent action in federal court in connection with the pending litigation *Inclusive Louisiana v. St. James Parish*, Case No. CV 23-987. This is the latest planned action by a Parish whose land use system is the subject of that ongoing civil rights lawsuit. The federal court in that case has concluded that Plaintiffs have raised plausible claims that the land use system is a vestige of slavery, that it is discriminatory on the basis of race and religion, that it unlawfully interferes with sites of historic, cultural and religious significance to Plaintiffs, and that it puts Plaintiffs’ health at risk. If allowed to pass, this Ordinance will be yet more evidence of a discriminatory and unlawful land use system that, in the words of a federal court, “quite literally originated in slavery.” *Inclusive Louisiana v. St. James Parish*, No. CV 23-987, 2026 WL 352793, at \*7 (E.D. La. Feb. 9, 2026).

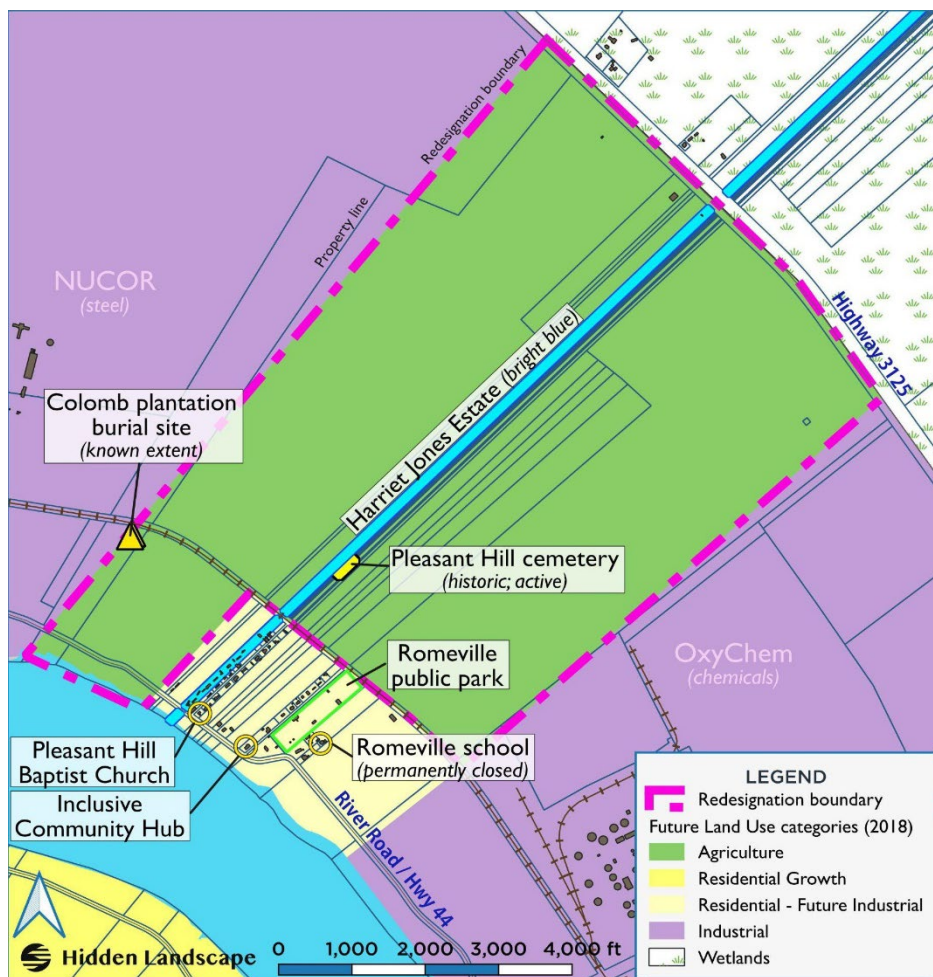
More specifically, this redesignation would transform the following historic sites into industrial sacrifice zones: our clients’ formerly-enslaved ancestor, Harriet Jones’s, property; the historic Pleasant Hill Cemetery where their formerly-enslaved ancestors and their descendants are buried; and potentially the Colomb Plantation Cemetery where their formerly-enslaved ancestors are likely buried. It would also allow industrial plants to fully encircle Inclusive Louisiana’s Community Hub, Pleasant Hill Baptist Church, and Romeville Park, all of which are located in historic Romeville. This appears to be the latest attempt by the Parish to surround, and eventually erase, the historic, majority-Black communities in the Fourth and Fifth districts in the Parish.

Should the Ordinance not be withdrawn from the Parish Council’s agenda, we intend to take urgent legal action in the relevant litigation in federal court.

**The Redesignation Would Transform the Estate of Harriet Jones, a Historic Site and Monument to Freedom from Slavery, Into an Industrial Sacrifice Zone.**

Harriet Jones was a woman who was born around 1809 in Maryland and trafficked to and enslaved in St. James Parish. In a remarkable feat, just eight years after the Thirteenth Amendment to the U.S. Constitution was ratified abolishing slavery, on February 19, 1874, Ms. Jones was able to purchase 34 acres of property from plantation owners Alfred Colomb and J. Bruce Morson in what is today Romeville.

For over 150 years, that property--the Estate of Harriet Jones--has been preserved, and passed down through the generations, and is now co-administered by her fifth-generation granddaughter, who is a co-founder of Inclusive Louisiana and current resident of Romeville. Notwithstanding slavery, the subsequent subjugation of and violence against freedpeople, the disenfranchisement of Black voters and landowners in the area, and more recently the displacement caused by industrial expansion, Ms. Jones’s family has been able to hold on to this tract of land through the years. The land is a monument to freedom from slavery, and to the multigenerational, unyielding ties that the family and descendant community have to the area.



The Estate of Harriet Jones sits in the Fourth District of St. James Parish, in the heart of what the world knows as “Cancer Alley,” but until today has been preserved against all odds. It has been used primarily as agricultural and residential land, and was recognized and therefore designated as “Agricultural” in the Parish’s 2014 Land Use Plan. Now, the Parish Council is contemplating redesignating this land as “Industrial,” and readying this historic monument for industrial expansion and erasure.

### **The Redesignation Would Also Transform Two Historic Black Cemeteries and a Historic Black Baptist Church Into Industrial Sacrifice Zones.**

The redesignation would encourage industrial plants to encircle Pleasant Hill Baptist Church. One day after Ms. Harriet Jones purchased her property, on February 20, 1874, another nearby parcel of land in Romeville was sold by the same sellers to a group of formerly-enslaved people to build a church. The people in that group had been born in Virginia and North Carolina, and most, if not all, of them had been enslaved on the adjacent Wilton Plantation, where Nucor Steel now sits. The church is known today as Pleasant Hill Baptist Church. The church is very near Inclusive Louisiana’s Community Hub. The Parish is now contemplating allowing industrial plants to fully encircle the church and Community Hub.

Additionally, the Parish’s redesignation would transform at least one, and likely two, historic cemeteries into industrial sacrifice zones. Just on the other side of the railroad tracks from where Pleasant Hill Baptist Church sits is a historic Black cemetery where formerly enslaved and emancipated people and their descendants are buried: Pleasant Hill Cemetery. Both the church and the cemetery have recently received markers from the Louisiana Historic Markers program. The Parish is proposing to fully redesignate the cemetery for industrial use. Just west of Pleasant Hill Cemetery, there is another unmarked cemetery on the former Colomb Plantation. That cemetery likely contains burials of people formerly enslaved on that plantation. The redesignation boundary crosses the probable area of the cemetery.

As the Louisiana Attorney General has said, “[our cemeteries] lead us to a better understanding of our own culture: who we are, where we have come from, and where we are going . . . [W]e, the living, are custodians of the dead and the stories that they can tell, and we must strive to protect those stories.”<sup>1</sup> Instead of acting to protect the cemeteries of formerly enslaved people and freedpeople, and to protect their stories, the Parish is instead working quickly to attract industrial plants onto these cemeteries.

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<sup>1</sup> Louisiana Attorney General, [Opinion No. 07-0183](#) at 2-3, September 17, 2007.

### **This Is the Parish’s Latest Attempt to Erase and Displace a Historic Black Community.**

The Harriet Jones Estate, Pleasant Hill Baptist Church, Pleasant Hill Cemetery, the Colomb Plantation Cemetery, Inclusive Louisiana’s Community Hub, Romeville Park, and a historic residential community, are all located in Romeville, which is 75% Black.

In 2014, the Parish revealed its intent to erase this historic Black community when it designated it as “Residential/Future Industrial,” and designated areas upriver and downriver of it as “Industrial” - an ominous revelation of the Parish’s intentions. Romeville is today sandwiched between two giant industrial plants: Nucor Steel, which sits on the former Colomb, Wilton, and Helvetia plantations, and Oxychem, which sits on the former St. Michel and Malarcher plantations. The plants are two out of at least 28 industrial facilities that the Parish has steered into the majority-Black parts of St. James Parish.

In recent Parish Council and Planning Commission meetings on May 18 and May 20, 2026 Parish officials revealed that the Parish still had this intention to erase Romeville. They repeatedly stated that the area currently designated Agricultural should be redesignated as Industrial to ensure that the promise that Romeville would be “Future Industrial” would be soon fulfilled—in other words, so that industry can more completely move into and displace Romeville.

The Parish is fully aware of the costs of industrial expansion and displacement, including the severe health risks, and the unfulfilled promise of economic growth.<sup>2</sup> As a result of this steering, the residents of Romeville now reside in some of the most polluted, toxic—and lethal—census tracts in the country. And yet, instead of protecting this historic community, protecting its residents’ health and sites of historic, cultural, and religious significance to them, the Parish continues, relentlessly, to steer industry there.

### **The Parish’s Actions Are Unlawful.**

The Parish is currently the subject of an ongoing federal civil rights lawsuit that challenges this land use system which reflects a pattern and practice of actions precisely like this one, where industry is steered into majority-Black parts of the Parish. The federal court in that case has already ruled that the lawsuit raises plausible claims that these actions threaten the health, cultural heritage, religion, and properties of historic Black communities, and that the Plaintiffs have raised plausible claims that this land use system violates the Thirteenth Amendment of the U.S. Constitution, the Fourteenth Amendment’s Equal Protection Clause and protection of bodily integrity, 42 U.S.C. Section 1982 which ensures non-discrimination in the use of property, the Religious Land Use and Institutionalized Persons Act, and the Louisiana Constitution Art. XII, Sec. 4. which protects the right of the people to preserve, foster, and promote their respective cultural origins.

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<sup>2</sup> Allison Plyer Anissa Hyde, *Pathways to Prosperity: Louisiana 2026*, April 2026, available at: [https://www.datacenterresearch.org/reports\\_analysis/pathways-to-prosperity-louisiana-2026/](https://www.datacenterresearch.org/reports_analysis/pathways-to-prosperity-louisiana-2026/)

Should the Council not take this Ordinance of the agenda, we intend to take urgent action in the relevant litigation in federal court.

Sincerely,



Clara Potter  
Devin Lowell  
Lisa Jordan  
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TULANE LAW SCHOOL  
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*Attorneys for Plaintiffs Inclusive Louisiana  
and Mount Triumph Baptist Church*

# **EXHIBIT 3**

## Legal Notice to St. James Parish: Romeville Redesignation

Vic Franckiewicz <Vic.Franckiewicz@butlersnow.com>

Tue, Jun 2, 2026 at 3:51 PM

To: Astha Sharma Pokharel <asharmapokharel@ccrjustice.org>

Cc: "Potter, Clara J" <cpotter2@tulane.edu>, "Lowell, Devin A" <dlowell@tulane.edu>, "Jordan, Lisa W" <lwjordan@tulane.edu>, Pam Spees <pspees@ccrjustice.org>, Kayla Vinson <kvinson@ccrjustice.org>, Celine Zhu <czhu@ccrjustice.org>, Baher Azmy <bazmy@ccrjustice.org>, bill quigley <quigley77@gmail.com>, "Danielle L. Borel" <Danielle.Borel@bswllp.com>, "John B. King" <John.King@bswllp.com>, Carroll Devillier <Carroll.Devillier@bswllp.com>, "Adam Koenig (akoenig.ada@23jda.com)" <akoenig.ada@23jda.com>

Ms. Pokharel:

I am special counsel to St. James Parish for land use matters. This email acknowledges receipt of yours below, including its attached letter expressing opposition to the Shady Grove/Romeville land use redesignation.

We disagree with the assertion in the opposition letter that the parish's actions are unlawful, and are of the opinion that there is no legal basis for a court to require the parish council to withdraw the matter from its agenda.

The public hearing on the Shady Grove/Romeville land use redesignation will remain on the 6/3/26 agenda for the council's meeting in Convent, as directed by the council when the ordinance was introduced, and consistent with the public notice published in the News Examiner. The agenda will be posted on the parish's website shortly at <https://www.stjamesla.com/agendacenter>. A second public hearing on the redesignation is scheduled in Vacherie in connection with the council's 6/17/26 meeting. The members of the community groups and, you, and other counsel are invited to participate in either or both hearings.

A copy of the letter transmitted with your email below will be provided to each councilmember.

Take care.

**Victor J. Franckiewicz, Jr.**

**Butler Snow LLP**

*Admitted in Louisiana and Mississippi*

D: (504) 299-7750 | C: (228) 424-4037 | F: (504) 299-7701

**From:** Astha Sharma Pokharel <asharmapokharel@ccrjustice.org>

**Sent:** Monday, June 1, 2026 11:10 AM

**To:** Danielle L. Borel <Danielle.Borel@bswllp.com>; John B. King <John.King@bswllp.com>; Carroll Devillier <Carroll.Devillier@bswllp.com>; Vic Franckiewicz <Vic.Franckiewicz@butlersnow.com>

**Cc:** Potter, Clara J <cpotter2@tulane.edu>; Lowell, Devin A <dlowell@tulane.edu>; Jordan, Lisa W

<lwjordan@stetson.edu>, Pam Spees <pspees@ccrjustice.org>, Kayla Winsor <kwinsor@ccrjustice.org>, Celine Zhu <czhu@ccrjustice.org>, Baher Azmy <bazmy@ccrjustice.org>, bill quigley <quigley77@gmail.com>

**Subject:** Legal Notice to St. James Parish: Romeville Redesignation

Counsel:

As detailed in the attached letter, we are writing to provide St. James Parish with urgent legal notice that the proposed ordinance that would redesignate a large part of Romeville from "Agricultural" to "Industrial" is unlawful. Should it not be withdrawn from the Council's agenda, Plaintiffs intend to take urgent action in federal court in connection with the pending litigation, *Inclusive Louisiana v. St. James Parish*, Case No. CV 23-987.

We look forward to your prompt response.

--

**Astha Sharma Pokharel**

Staff Attorney

Pronouns: she, her, hers

P 212.614.6462

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**image001.png**

1K

# **EXHIBIT 4**

Click  to toggle layer visibility  
Click  to adjust opacity

**BASE LAYERS**

- 1940 Aerial
- 1894 Map
- 1878 Map
- 1877 Map
- 1820-1860 Surveys

**1878 FEATURES**

- 1878 Quarters
- 1878 Structures
- 1878 Plantation names
- 1878 Waterline
- 1878 Plantation borders
- 1878 Field paths

**1894 FEATURES**

- 1894 Structures
- 1894 Quarters
- 1894 Railway
- 1894 Levees
- 1894 Arpent lines
- 1894 Contours

**CEMETERIES**

- 1878 Mapped cemeteries
- 1940 Anomalies



# **EXHIBIT 5**

 **St. James Parish Assessor's Office**



**Parcel Information**

**Parcel number:** 0400097500

**Purchase price:** \$0.00

**Ward number:** 04

**Legal description:**

90 ACRES OF LAND BD. BY WILTONPLANTATION--SELFNOTE: PART OF SAME SALE WITH #0400097600

**Owner:** PARISH OF ST. JAMES STATE OF LA

**Taxpayer Address:**

5800 HWY 44  
CONVENT LA 70723

## Assessment Information

Assessment Number: 400097500

Improvement Assessment Value

Description	Total Value	Homestead Credit	Taxpayer Value
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Land Assessment Value

Description	Total Value	Homestead Credit	Taxpayer Value
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## Millage Information

Millage Description	Millage	Total	Tax Due	Parish	City
Error retrieving millage info. Please try again later.					

# **EXHIBIT 6**

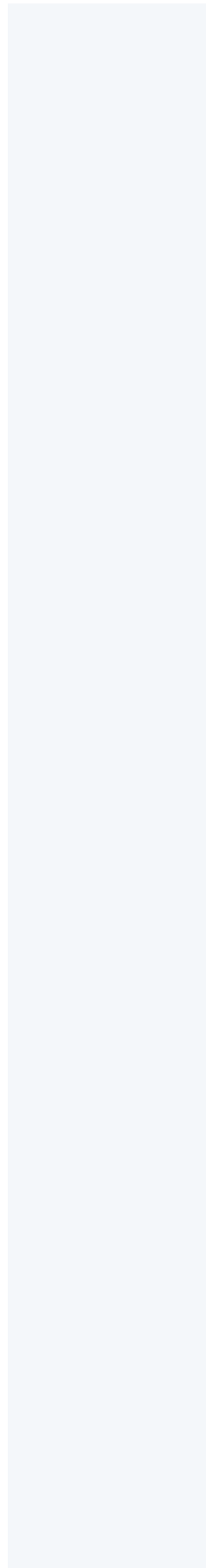




# **EXHIBIT 7**

# Shady Grove

910 Acres





### Location

LA. 44  
 Convent, LA, 70723  
 St. James Parish  
 30.07602, -90.82689



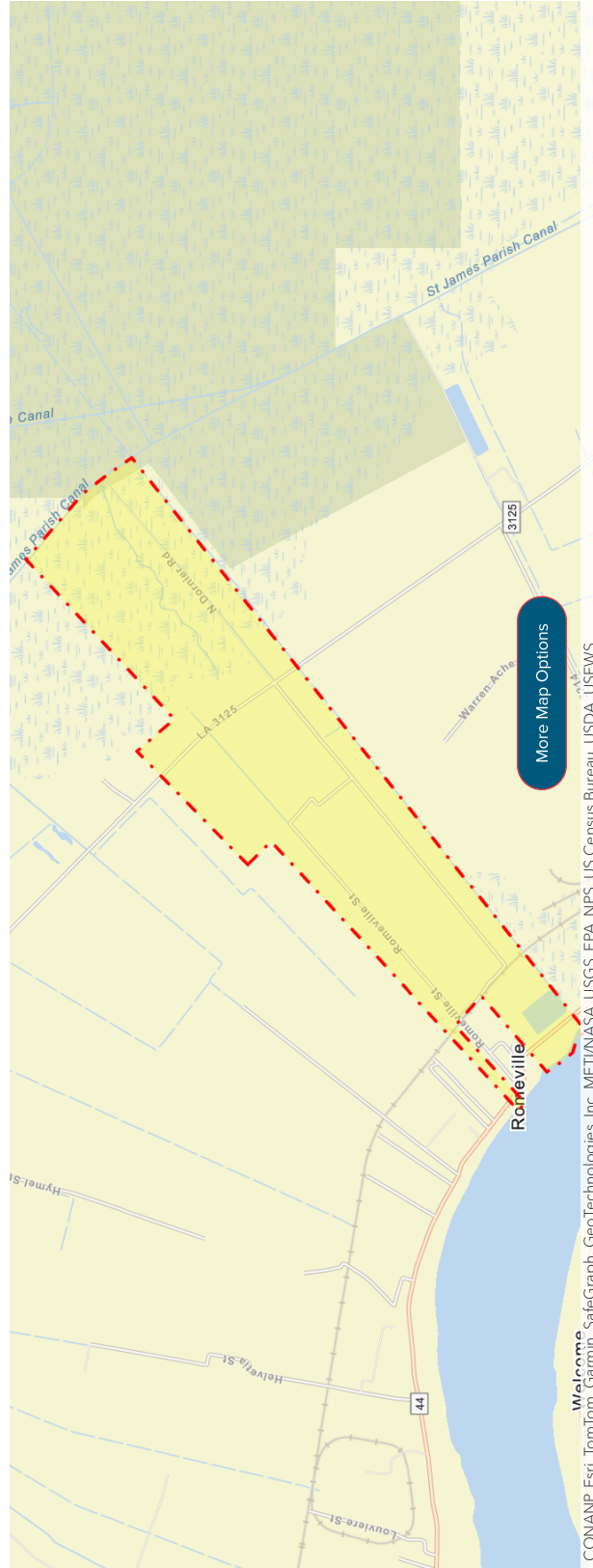
### Listing Size

Available Acreage: 910 Acres  
 Max Divisible Available: 910 Acres



### Property Type

Industrial



Powered by Esri

## Transportation Infrastructure

### AIRPORTS

INTERSTATES

HIGHWAYS

RAIL

NAVIGABLE WATER

PORTS

INTERMODAL

### Primary Airport

Port of South Louisiana Executive Regional (KAPS)

Louis Armstrong International (KMSY)

Commercial, International, Freight, Charter

Louisiana Rgnl (REG)

34.6 Miles

9.1 Miles

Charter  
**32 Miles**  
 Port Of South Louisiana Executive Rgnl (APS) 13.4 Miles  
[Data Source](#)

910 acres on the east bank of the Mississippi River in St. James Parish

## Specifications

UTILITIES	FIRE PROTECTION	LISTING PRICE	MORE
<b>Electricity</b>	Entergy		
<b>Water</b>	St. James Utilities		
<b>Telecommunications</b>	AT&T		
<b>Natural Gas</b>	St. James Utilities		
<b>Sewer</b>			
<b>Fiber-Optic</b>	AT&T		

## Documentation

All [Download Selected](#)

Search...

**Documents**

Shady Grove (St. James Parish) [Download](#) [Preview](#) PDF (665 KB)

**Photos**

Shady Grove [Download](#) [Preview](#) JPG (770 KB)

## Demographics

Custom Analysis ↗

Loading, Please Wait ... ○

Primary Contact

**Micah Cormier**  
Chief Commercial Officer  
(985) 652-9278 Office  
(985) 652-9518 Fax

Email

Additional Contact

**Port of South Louisiana**  
P.O. Box AE  
Reserve, LA 70084

Property Last Updated 4/13/2026 7:36:23 AM



Site in St. James Parish, LA  
**Shady Grove**

Site Selection Center



910 acres on the east bank of the Mississippi River in St. James Parish

**910**  
Acres

**Contiguous Available:**

Max Divisible Available: 910 Acres

**Listing Price**

**Sale Price**

Negotiable

**Lease Price**

Negotiable

**Property Type**

- Industrial

This is only a summary of this property. For complete details visit:  
<https://reliantassetselection.com/PropertyDetail/3025/Shady Grove>



Shady Grove

Transportation Infrastructure

<p>L.A. 44   Convent, Louisiana 70723</p>		
<p><b>Airports</b></p> <p><b>Primary:</b> Port of South Louisiana Executive Regional (KAPS) <b>32 Miles</b></p> <p><b>Additional:</b> Louis Armstrong International (KMSY) <b>34.6 Miles</b></p>	<p><b>Interstates</b></p> <p><b>Primary:</b> I-10 <b>6.7 Miles</b></p> <p><b>Additional:</b> I-55 <b>24.4 Miles</b></p>	<p><b>U.S. Highways</b></p> <p><b>Primary:</b> LA-44 <b>0.1 Miles</b></p> <p><b>Additional:</b> LA-18 <b>0.7 Miles</b></p>
<p><b>Rail</b></p> <p><b>Primary:</b> Canadian National (CN) <b>0.2 Miles</b></p> <p><b>Additional:</b> Union Pacific Railroad <b>3.7 Miles</b></p>	<p><b>Navigable Water</b></p> <p><b>Primary:</b> Mississippi River <b>Miles</b></p> <p><b>Additional:</b> Bayou Lafourche <b>9 Miles</b></p>	<p><b>Ports</b></p> <p><b>Primary:</b> Port of South Louisiana <b>0 Miles</b></p> <p><b>Additional:</b> Port of Greater Baton Rouge <b>33.5 Miles</b></p>



Shady Grove  
Site Selection Center

### Property Details

<b>Fire Protection</b>
<b>Fire Station</b> Union Volunteer Fire Department Distance: 2.5 Miles ISO Rating:
<b>Cranes</b> Has Cranes: No
<b>Utilities</b>
<b>Electricity</b> Provider: Entergy
<b>Water</b> Provider: St. James Utilities
<b>Telecommunications</b> Provider: AT&T
<b>Natural Gas</b> Provider: St. James Utilities
<b>Sewer</b> Provider:
<b>Fiber-Optic</b> Provider: AT&T



Shady Grove

Site Selection Center

### Space & More Information

More Information	
Property Id: 3025	Industrial Park: No
Enterprise Zone: Yes	Within City Limits: No
Foreign Trade Zone: Yes	



Shady Grove

Demographics

Site Selection Center





Site Selection Center

Shady Grove

Documents Available Online

[PortSLGIS2024\\_StJamesParish\\_ShadyGrove.pdf](#)

To download all documents & view videos, visit [https://louisianasiteselection.com/Property/Detail/3025/Shady\\_Grove](https://louisianasiteselection.com/Property/Detail/3025/Shady_Grove)

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**Micah Cormier**  
Chief Commercial Officer  
mccormier@portsl.com

**Office:** (985) 652-9278  
**Mobile:**  
**Fax:** (985) 652-9518

**Port of South Louisiana**  
P.O. Box AE  
Reserve, LA 70084

**Audrey Temple**  
Office of Economic Development  
ecodev@sjamesla.com

**Office:** 225-562-2525  
**Mobile:**  
**Fax:** 225-869-1711

**St. James Parish**  
1094 US. 61  
Gramercy, LA 70052

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This is only a summary of this property. For complete details visit: [https://louisianasiteselection.com/Property/Detail/3025/Shady\\_Grove](https://louisianasiteselection.com/Property/Detail/3025/Shady_Grove)



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Email Subject

Email Message (Optional)



**Buildings & Sites**

By Entergy

Site Selection Center

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# **EXHIBIT 8**

# PASSED

The following ordinance, which was previously introduced at a meeting of the Parish Council of the Parish of St. James, State of Louisiana, on March 5, 2014, and a summary thereof having been published in the official journal, was brought up for final passage on motion of Councilman Patin and seconded by Councilman McCreary:

## **ORDINANCE 14-03 ST. JAMES PARISH COUNCIL**

### **AN ORDINANCE TO ADOPT A LAND USE PLAN AND TO REGULATE DEVELOPMENT IN ACCORDANCE WITH THAT PLAN, AS AMENDED**

**WHEREAS**, in 2010, St. James Parish initiated a comprehensive planning process with the assistance of South Central Planning and Development Commission and with active citizen involvement led by a steering committee made up of a local citizens representing a broad range of interests across the parish; and

**WHEREAS**, after a series of public meetings, in-depth planning analysis, and extensive deliberations, that planning process produced a draft comprehensive plan, which among other elements included a proposed future land use plan and accompanying recommendations for guiding the future development of St. James Parish; and

**WHEREAS**, the St. James Parish Planning Commission created a committee to review the draft comprehensive plan and to make recommendations for its adoption and implementation; and

**WHEREAS**, the Planning Commission review committee worked with the draft plan in detail, with a strong emphasis on the future land use plan as a tool for guiding the long term development of St. James Parish, and that committee recommended to the full Planning Commission a future land use plan substantially similar to the plan proposed in the draft comprehensive plan, and that committee also recommended regulations to implement the future land use plan; and

**WHEREAS**, on November 20, 2013, the full Planning Commission considered and the proposed future land use plan and implementing regulations and endorsed them for adoption by the St. James Parish Council; and

**WHEREAS**, the proposed future land use plan and implementing regulations was published for public review and comment, and hearings were held on March 19, 2014 in Vacherie and on April 2, 2014 in Convent to provide for public input on the plan and the regulations; and

**WHEREAS**, the St. James Parish Home Rule Charter grants broad powers to the parish to perform any function necessary, requisite or proper for the management of its affairs, and the rights and authority to exercise general police power, and this ordinance is an appropriate exercise of that power; and

**WHEREAS**, La. R.S. 33:101, et seq., provides for the adoption of master plans and provides certain powers and authorities attendant to such plans, and St. James Parish intends to avail itself of the benefits of La. R.S. 33:101, et seq., to the maximum extent permissible under law;

**NOW, THEREFORE**, the St. James Parish Council hereby ordains:

**SECTION 1.** Section 86-37 of the St. James Parish Code of Ordinances is hereby created to read as follows:

#### **Sec. 86-37. Land use plan**

- (a) **Adoption of future land use plan and buffer area map.** The following maps are hereby adopted and incorporated herein by reference to guide the development of St. James Parish, and together with the text of this Section 86-37 are collectively referred to herein as "Land Use Plan:"
1. The "St. James Parish Generalized Future Land Use Plan" dated April 2, 2014.
  2. The "Plantations Schools and Churches 2Mi Buffer" map dated April 2, 2014 depicting two-mile radius buffer areas around schools, historic churches and plantations.
- (b) **Plan compliance.** All departments, officers, employees, boards, and commissions of St. James Parish, and all representatives of St. James Parish serving on boards, commissions, or other governing bodies whose jurisdictions include any portion of St. James Parish, shall carry out their public duties in compliance with the Land Use Plan. To the maximum extent permissible by law, all such agencies, persons, and entities shall exercise decision-making discretion in a manner consistent with the Land Use Plan. It is the intention of St. James Parish to avail itself of the benefits of La. R.S. 33:109 and La. R.S. 33:109.1 for all agencies and departments of the state and political subdivisions bound thereby to conduct their activities in full compliance with the Land Use Plan, which is hereby declared to be a "master plan" as that term is used in La. R.S. 33:109 and 33:109.1. It is further the intention of St. James parish that all local, regional, state, and federal entities operating in or making decisions affecting property in St. James Parish comply with the Land Use Plan to the maximum extent allowable under law, and St. James Parish hereby invokes all such law for the benefit of its citizens.

- (c) **Land use categories and allowable uses.** The land use plan divides the parish into land use categories whose purposes are described in this section. These category descriptions are not intended to be a comprehensive prescriptive list of all possible land uses, but shall be interpreted to control the general character and impacts of development so that the physical development within each use area is compatible with and beneficial to other uses within the same area. The areas shown on the St. James Parish Generalized Future Land Use Plan are intended as a reasonable guide, and shall be interpreted to respect the boundaries of existing tracts of land.

Land Use Category	Allowable Uses
1. Residential/Future Industrial	Dwellings and uses customarily associated with dwellings (such as garages, carports, patios, outbuildings used by residents of the dwellings) developed on existing lots or properties of record. Subdividing properties is not allowed, except for Family Subdivisions under Section 106 of the St. James Parish Code of Ordinances, which shall be allowed. Industrial uses, subject to the establishment of suitable buffer zones under Section 86-37(i) and (j).
2. Residential Growth	Dwellings and uses customarily associated with dwellings (such as garages, carports, patios, outbuildings used by residents of the dwellings), whether developed on existing lots or on properties subdivided in accordance with Section 106 of the St. James Parish Code of Ordinances.
3. Commercial.	Retail outlets, grocery stores, restaurants, convenience stores and service stations, lodging, service businesses, offices, automotive and light equipment sales and service, wholesale businesses not requiring unusually heavy traffic; light manufacturing in enclosed structures not exceeding 100,000 square feet; warehousing in enclosed structures not exceeding 100,000 square feet.
4. Commercial/Residential Mixed.	All uses described under either Residential Growth or Commercial uses, along with multifamily housing development.
5. Industrial	Petrochemical operations; manufacturing; tank farms; material processing and production; grain elevators, railroad yard facilities; raw, spent, and finished material storage; warehousing or open-yard equipment and material handling facilities; and associated support facilities and offices.
6. Agriculture	Growing crops; raising fowl, livestock, or aquaculture; dairying; forestry and fiber production; any facilities customarily associated with such activities; any uses allowed in any adjacent Residential or Residential Growth areas. Agricultural areas may also be used for buffer areas required around other uses.
7. Recreation	Parks, playgrounds, athletic fields, golf courses, open space, natural areas, and wildlife preserves.
8. Schools	Public, private, and parochial schools and related facilities.
9. Fire Department	Fire stations and other facilities related to fire protection.
10. Water	Shown for information only; water areas should remain unoccupied except for unique situations requiring a location in the water, subject to any permits required under the St. James Parish Code of Ordinances, Chapter 18, Article VI, Coastal Zone Resource Management Program.
11. Wetlands	Shown for information only; wetland areas should remain unoccupied except for unique situations requiring a location in the water, subject to any permits required under the St. James Parish Code of Ordinances, Chapter 18, Article VI, Coastal Zone Resource Management Program.
12. Lutcher	The municipal limits of Lutcher are shown for information only; uses in this area are governed by Lutcher's ordinances.
13. Gramercy	The municipal limits of Gramercy are shown for information only; uses in this area are governed by Gramercy's ordinances.

- (d) **Permitting of Allowable uses as a matter of course.** The intent of this section is for allowable uses defined above to be permitted as a matter of course through the parish's customary building permit process under Chapter 18 of the St. James Parish Code of Ordinances, subject to compliance with other applicable ordinance requirements, and except as otherwise provided in this Section.
- (e) **Approval of uses not listed as allowable uses.** Uses not specifically listed as allowable in a use category may be recommended for approval by the Planning Commission and approved by the Parish Council on a case-by-case basis where there is a compelling public benefit, when the use is compatible with surrounding uses and adverse impacts of the use are inconsequential; or where required to as a matter of constitutional imperative or other vested legal right superior to this ordinance.

- (f) **Planning Commission consideration of certain allowable uses.** Notwithstanding paragraph (d) above, the following uses or activities shall not be issued a building permit until approved by the Planning Commission (or by the Parish Council on appeal):
1. Any residential building containing three or more dwelling units.
  2. Any non-residential development exceeding 10,000 square feet of building area or sites 3 acres or more.
  3. Any commercial or industrial development that requires a state or federal permit for air, water, solid waste, hazardous materials, or Section 404 wetland/Rivers and Harbors Act permits.
- (g) **Application, public notice, and hearing process.** For any use requiring Planning Commission consideration, the proponent of the proposed use shall submit an application in such a form required by and accompanied by documentation as required by the Planning Commission or its designated representative. Public notice of the proposal and a public meeting shall be provided in the same manner as required for subdivision approval under Sections 106-106 and 106-107 of the St. James Parish Code of Ordinances. The Planning Commission shall act on the proposal under Section 86-37(f). Any person aggrieved by the Planning Commission's decision under Section 86-37(f) may appeal to the Parish Council within thirty (30) days of the Planning Commission's decision. For uses considered under Section 86-37(e), the Planning Commission shall make recommendation to approve or deny to the Parish Council, which shall consider and render a decision on such proposal as provided for in Section 106-107 of the St. James Parish Code of Ordinances.
- (h) **Procedure before the Planning Commission.** The Planning Commission shall consider the following factors for approval or denial of uses under Section 86-37(f):
1. Whether the impacts of the proposed use would be substantially different from the impacts of allowable uses for the districts. Such impacts may include, but are not limited to, air and water emissions, noise, lighting, traffic (road and rail), effect on property values, and neighborhood
  2. The public benefits of the proposed use, such as job creation, expansion of the tax base, and enhancing the attractiveness of the parish for future development.
  3. The physical and environmental impacts of the proposed use on the air, water, and land, with particular attention to whether the public benefits of the proposed use are commensurate with those impacts, and whether the environmental impacts may impair the ability of the parish to attract other beneficial development.
  4. Vested property rights and other constitutional protections enjoyed by the proponent of the proposed use.
- (i) **Conditions on uses may be established by Planning Commission.** Prior to recommending or approving any use under Section 86-37(e) or (f) above, the Planning Commission may establish conditions on such approval which, in the reasonable discretion of the Planning Commission, would minimize adverse impacts and be beneficial to the public. Within the two-mile radius areas depicted in the "Plantations Schools and Churches 2Mi Buffer" map referred to in Sec. 86-37(a)(2), the Planning Commission shall affirmatively consider the public need for buffer zones in accordance with Sec. 86-37(j), and shall either condition its approval on the creation and maintenance of an appropriate buffer zone, or shall adopt a finding that such a buffer zone is not required. In other cases, the Planning Commission may include requirements for buffer zones surrounding potentially dangerous uses to protect residences, schools, public facilities, and other occupied areas.
- (j) **Basis of buffer zones.** Buffer zone requirements shall be based on the nature of the use for which the buffer zone is established, and shall be based on commonly recognized regulatory, trade group, or manufacturing and industrial standards. In establishing buffer zone requirements, the Planning Commission shall consider not only normal operations of the use but potential failure scenarios impacting public safety.
- (k) **Nonconformities.** A use of land existing as of the effective date of this ordinance and which would not constitute an Allowable Use under paragraph (c) above shall be considered a nonconformity. It is the intention of this ordinance to allow nonconformities to continue until they are voluntarily closed or removed, but not to encourage their survival or expansion. A nonconformity that discontinues operation or use for more than twelve (12) continuous months shall lose its status as a nonconformity, and shall thereafter be treated as a new use subject to the provisions of this ordinance.
- (l) **Use decisions not board of adjustment functions.** No permit, approval, or decision rendered under the Land Use Plan shall be construed as the decision of a board of

adjustment under La. R.S. 33:4727, nor shall the Land Use Plan be construed as invoking the procedures under that statute.

**SECTION 2.** Section 18-5(k) of the St. James Parish Code of Ordinances is hereby created as a new subsection under the Chapter 18, Buildings and Building Regulations, Article I, Administration, Section 18-5, Permits, and shall read as follows:

Section 18-5(k). No permit may be issued under this Chapter 18 unless the building, structure, system, installation, or work regulated thereby complies with the Land Use Plan enacted under Section 86-37. If any building, structure, system, installation, or work is excluded from the application of the Sate Uniform Construction Code in Part IV-A of Title 40 of the Louisiana Revised Statutes by virtue of R.S. 40:1730.29 ("Regulation of construction or improvement of industrial facilities"), such structure, system, installation, or work shall nonetheless require a permit under this Chapter 18 for the purpose of determining and requiring its compliance with the Land Use Plan.

**SECTION 3.** Section 18-134 of the St. James Parish Code of Ordinances, which pertains to coastal use permits, is hereby amended to read as follows, with the underlined text being new language added to that section:

**Sec. 18-134. CZM advisory board created; duties; membership; duties and powers of the president.**

- (a) The council shall direct the office of the president to issue permits based upon criteria provided by this article. Should any application deviate from the prescribed criteria, the application will be forwarded to the CZM advisory committee for review action. The CZM advisory committee shall be composed of nine members. The members shall be appointed by the council every four years when it takes office and will serve at the pleasure of the council. All members shall serve a full term unless removed by a majority of the council present at a regularly scheduled council meeting.
- (b) The CZM advisory committee shall perform the following duties, and shall carry out such duties in conformance with the Land Use Plan enacted under Section 86-37:
  - (1) Review and comment on any rules and regulations relative to coastal resource management;
  - (2) Review and comment on any permit applications that do not conform to the permit criteria provided to the office of the president; and
  - (3) Review and recommend to the council any modifications to this article.
- (c) The office of the president shall have the following authority:
  - (1) To issue, deny or modify permits. No permit shall be issued unless it is in compliance with the Land Use Plan enacted under Section 86-37.
  - (2) To adopt any rules and regulations consistent with general law and are reasonable and necessary to carry out the purposes of this article.
  - (3) To inspect and/or investigate conditions relating to this article.
  - (4) To conduct any investigation necessary to comply with the purposes of this article.
- (d) It shall be the duty of the president to enforce this article.

**SECTION 4.** Section 50-39 of the St. James Parish Code of Ordinances, which pertains to compliance with the parish's flood damage prevention ordinance, is hereby amended to read as follows, with the underlined text being new language added to that section:

**Sec. 50-39. Compliance.**

No structure or land shall hereafter be located, altered or have its use changed without full compliance with the terms of this article and other applicable regulations. A permit or approval under this Chapter 50 shall be issued or granted only if the building or use of land subject to the permit or approval complies with the Land Use Plan enacted under Section 86-37.

**SECTION 5.** Section 106-3 of the St. James Parish Code of Ordinances, which describes the policy of the parish for considering subdivision and development of land, is hereby amended to read as follows, with the underlined text being new language added to that section:

**Sec. 106-3. Policy.**

- (a) It is declared to be the policy of the parish to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the council for the orderly, planned, efficient and economical development of the parish.
- (b) Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace; and land shall not be subdivided until available public facilities and improvements exist and proper provision has been made for drainage, water, sewerage and capital improvements such as schools, parks, recreation facilities, transportation facilities and improvements.
- (c) The existing and proposed public improvements shall conform to and be properly related to the proposals shown in the master plan and the capital improvements program of the parish; and it is intended that this chapter shall supplement and facilitate the enforcement of the provisions and standards contained in the coastal zone management plan, sewerage facilities regulations and chapter 50.
- (d) In exercising their respective functions under this Chapter 106, the Planning Commission and the Parish Counsel shall adhere to the Land Use Plan enacted under Section 86-37, and shall approve subdivisions only if they comply with the Land Use Plan.

**SECTION 6. EFFECTIVE DATE.** This ordinance shall be effective immediately upon its passage, or as soon thereafter as allowed by law, and shall apply to any then-pending permit or approval for which a final decision has not been rendered by the parish.

This ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: Alvin St. Pierre, Jr., Jason Amato, Terry McCreary, Ralph Patin, Kendrick Brass, James Brazan and Charles Ketchens

NAYS: None

ABSTAIN: None

ABSENT: None

And, the ordinance was declared adopted on this, the 2nd day of April, 2014.

Charles Ketchen  
Council Chairman

Angeli Rodriguez  
Secretary

Delivered to Parish President: 04/03/2014

Approved: 04/03/2014

Disapproved: \_\_\_\_\_

Timothy Plouffe  
Parish President

Returned to Secretary on 04/03/2014

At 4:20 AM/PM

Received by Angeli Rodriguez

\* \* \* \* \*

C E R T I F I C A T E

I, Angele R. Rodrigue, Secretary of the Council of the Parish of St. James, State of Louisiana, hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the St. James Parish Council in regular meeting held on the 2<sup>nd</sup> day of April, 2014.

Signed at Vacherie, Louisiana, this 3<sup>rd</sup> day of April, 2014.



\_\_\_\_\_  
Angele R. Rodrigue  
Secretary

(S E A L)





# **EXHIBIT 9**

# RACE

**Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.**

Label	Romeville CDP, Louisiana
<input checked="" type="checkbox"/> Total:	99
<input checked="" type="checkbox"/> Population of one race:	95
White alone	18
Black or African American alone	75
American Indian and Alaska Native alone	2
Asian alone	0
Native Hawaiian and Other Pacific Islander alone	0
Some Other Race alone	0
<input checked="" type="checkbox"/> Population of two or more races:	4
<input checked="" type="checkbox"/> Population of two races:	2
White; Black or African American	0
White; American Indian and Alaska Native	0
White; Asian	0
White; Native Hawaiian and Other Pacific Islander	0
White; Some Other Race	0
Black or African American; American Indian and Alaska Native	0
Black or African American; Asian	0
Black or African American; Native Hawaiian and Other Pacific Islander	0
Black or African American; Some Other Race	2
American Indian and Alaska Native; Asian	0
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	0
American Indian and Alaska Native; Some Other Race	0
Asian; Native Hawaiian and Other Pacific Islander	0
Asian; Some Other Race	0
Native Hawaiian and Other Pacific Islander; Some Other Race	0
<input checked="" type="checkbox"/> Population of three races:	2
White; Black or African American; American Indian and Alaska Native	0
White; Black or African American; Asian	0
White; Black or African American; Native Hawaiian and Other Pacific Islander	0
White; Black or African American; Some Other Race	0

**RACE**

**Survey/Program:** Decennial Census

**Universe:** Total population

**Year:** 2020

**Table ID:** P1

Note: For information on data collection, confidentiality protection, nonsampling error, and definitions, see 2020 Census Redistricting Data (Public Law 94-171) Summary File Technical Documentation.

For information on the statistical methods used to protect confidentiality in these tables, see Disclosure Avoidance and the 2020 Census.

Source: U.S. Census Bureau, 2020 Census Redistricting Data (Public Law 94-171)

# **EXHIBIT 10**

**OFFICIAL PROCEEDINGS OF THE  
COUNCIL OF THE PARISH OF ST. JAMES, STATE OF LOUISIANA  
TAKEN AT A REGULAR MEETING HELD ON MAY 29, 2019**

The Council of the Parish of St. James, State of Louisiana, met in regular session in the Council Chambers of the Parish Courthouse Annex in Vacherie, Louisiana, on Wednesday, May 29, 2019, at 6:30 p.m.

On roll call, the following were recorded present: Council Members Alvin St. Pierre, Jr., Jason Amato, Ralph Patin, Clyde Cooper, Vondra Etienne-Steib, Eddie Kraemer, and Chairman Ryan Louque.

Those also in attendance were: Linda Hubbell, Secretary; Timmy Roussel, Parish President; Michelle Octave, Chief Administrative Officer, Chantal Waguespack, Director of Finance; Blaise Gravois, Director of Operations; Francis Hymel, Director of Emergency Preparedness; Ingrid Leblanc, Director of Human Resources; and Cody Martin, Legal Advisor.

Councilman Amato offered the invocation and Councilman Kraemer led the Pledge of Allegiance.

The Honorable Ryan Louque, Chairman, duly convened the Council of the Parish of St. James, State of Louisiana, and stated that the Council was ready for the transaction of business.

**MINUTES**

On a motion offered by Councilman Kraemer and seconded by Councilman Amato, the minutes of the May 15, 2019 public hearing on Syngas' Land Use Permit Approval were approved as distributed and the reading of these minutes dispensed with.

On a motion offered by Councilman St. Pierre and seconded by Councilman Kraemer, the minutes of the May 15, 2019 public hearing on Proposed Ordinances 19-05 and 19-06 were approved as distributed and the reading of these minutes dispensed with.

On a motion offered by Councilman Amato and seconded by Councilman Patin, the minutes of the May 15, 2019 regular meeting were approved as distributed and the reading of these minutes dispensed with.

**PRESIDENT'S REPORT**

President Roussel provided this report:

- 1) I am glad to inform you that DHR was successful in achieving a \$2,500 grant for our Seniors with a Beat the Heat Program.
- 2) It concerns me greatly that for the amount of money that Capital Area United Way collects in all of St. James Parish, which amounts to approximately \$820,000, we only receive \$21,000 through Council on Aging; a decrease from \$56,000 last year, with the ARC receiving zero.
- 3) St. James Rise & Coalition Against Death Alley March will take place starting tomorrow, Thursday, May 30th in St. John Parish and will end Sunday, June 2<sup>nd</sup> in Baton Rouge. All authorities and government agencies are aware of the march and its time schedule. Please expect delays on some of these highways. St. James Parish Government can only permit events on Parish owned streets and grounds.
- 4) I have a few reminders for you:
  - St. James Parish Hurricane Season Kick-Off meeting is scheduled for Wednesday, June 5th at 6 pm to be held at the Convent Community Center.
  - Small Business Appreciation Banquet is scheduled for Tuesday, June 11, 2019. Doors open for 5:30 pm

**Thank You ... May God Bless you; may God bless all of St. James Parish! Semper Fi !!!**

**PRESENTATIONS AND PUBLIC COMMENT**

Keri Walker, Library Supervisor, and Veda Bailey, Chairman of the Library Board, presented the St. James Parish Library Board's Annual Report.

Josh Manning provided information on the Parish Prospective Precincts and Redistricting.

At this time, Chairman Louque called for public comment on any specific agenda item. The following made comment on the Syngas Land Use Permit Approval item:

1. Genevieve Butler, 7364 Freetown St., St. James, LA (submitted a letter from LA Env. Action Network)
2. Kendall Dix, 1814 Kerlerec St., New Orleans, LA
3. Ann Rolfes, 2803 Saint Phillip, New Orleans, LA
4. Cynthia Russo, 2016 Longwood Dr., LaPlace, LA
5. Lisa Jordan, 6329 Freret St., New Orleans, LA

**CORRESPONDENCE RECEIVED**

The letter received from ACLU Louisiana, regarding a march from Reserve to Baton Rouge beginning May 30, 2019 on behalf of Rise St. James, was read aloud by Secretary Hubbell.

**APPOINTMENTS TO BOARDS AND COMMISSIONS**

**RESOLUTION 19-111, A RESOLUTION APPOINTING PAUL BEIER TO THE KEEP ST. JAMES PARISH BEAUTIFUL BOARD**, was offered and moved for adoption by Councilman St. Pierre. Councilman Patin offered a second, and the resolution was unanimously adopted.

Councilman Kraemer offered and moved for adoption **RESOLUTION 19-112, A RESOLUTION APPOINTING BEN RODRIGUE AS A DISTRICT 7 REPRESENTATIVE TO THE KEEP ST. JAMES PARISH BEAUTIFUL BOARD**. Councilwoman Etienne-Steib offered a second, and the resolution was unanimously adopted.

Councilman St. Pierre offered and moved for adoption **RESOLUTION 19-113, A RESOLUTION REAPPOINTING MAC BORDELON TO THE ST. JAMES PARISH ECONOMIC DEVELOPMENT BOARD.** Councilman Amato offered a second, and the resolution was unanimously adopted.

**RESOLUTION 19-114, A RESOLUTION REAPPOINTING LOUIS KLIEBERT TO THE ST. JAMES PARISH ECONOMIC DEVELOPMENT BOARD,** was offered and moved for adoption by Councilman Amato. Councilman St. Pierre offered a second, and the resolution was unanimously adopted.

#### **OLD BUSINESS**

The following updates were provided:

- District 5 Alternate Access Route – no new update. Council will send a letter to follow-up.
- Cave-ins on Central Canal – The work should be completed this week.

At this time Chairman Louque open the floor to take action on **CONSIDERATION OF APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF SYNGAS ENERGY HOLDING, LLC LAND USE APPLICATION.** Councilman Kraemer made a motion to deny the appeal and was seconded by Councilman St. Pierre. After a roll call vote showing, St. Pierre, Amato, Patin, Kraemer, and Louque in favor to deny the appeal, and Cooper and Etienne-Steib against, the motion carried.

**ORDINANCE 19-05, AN ORDINANCE PROVIDING FOR THE CHANGING OF THE NAME OF YOUTH CENTER STREET TO LIFE HOUSE STREET IN DISTRICT 5, ST. JAMES PARISH, LOUISIANA,** having undergone the hearing process, was offered and moved for adoption by Councilman St. Pierre and was seconded by Councilman Cooper. After a unanimous roll call vote the ordinance was adopted.

**ORDINANCE 19-07, AMENDMENT TO THE ANNUAL BUDGET OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR JANUARY 1, 2019 TO DECEMBER 31, 2019, PARISH OF ST. JAMES, STATE OF LOUISIANA,** having undergone the hearing process, was offered and moved for adoption by Councilman Amato and was seconded by Councilman Kraemer. After a unanimous roll call vote the ordinance was adopted.

#### **NEW BUSINESS**

**RESOLUTION 19-115, A RESOLUTION TO APPROVE DISBURSEMENT OF PAYROLL FOR THE MAY 31, 2019 PAYROLL,** was offered and moved for adoption by Councilman Amato and seconded by Councilman Kraemer. After a unanimous roll call vote the resolution was adopted.

**RESOLUTION 19-116, A RESOLUTION TO APPROVE DISBURSEMENT OF FUNDS TO PAY PENDING CURRENT INVOICES AND PAYABLES,** was offered and moved for adoption by Councilman St. Pierre and seconded by Councilman Amato. After a unanimous roll call vote the resolution was adopted.

**INTRODUCTION OF PROPOSED ORDINANCE 19-08, TO CREATE PROSPECTIVE PRECINCTS BY THE SPLIT AND/OR MERGER OF PRECINCT GEOGRAPHY IN ACCORDANCE WITH LOUISIANA REVISED STATUES 18:532 AND 18:532.1,** was introduced on a motion offered by Councilman Kraemer and seconded by Councilman Amato. After a unanimous roll call vote, the ordinance was accepted and ordered filed with the Secretary for public inspection and publication of Notice of Public Hearing, which was scheduled for 6:15 p.m., Wednesday, June 12, 2019, in the Council Chambers of the Parish Courthouse in Convent and at 6:15 p.m. Wednesday, June 26, 2019 in the Council Chambers of the Parish Courthouse Annex in Vacherie.

**RESOLUTION 19-117, A RESOLUTION AUTHORIZING THE PARISH PRESIDENT AND/OR DIRECTOR OF HUMAN RESOURCES DESIGNEE TO SIGN AND/OR EXECUTE A CONTACT WITH BAYARD MANAGEMENT GROUP, LLC FOR PROFESSIONAL TRAINING AND DEVELOPMENT SERVICES FOR THE DEPARTMENT OF HUMAN RESOURCES,** was offered and moved for adoption by Councilman Patin. Councilman Kraemer offered a second, and the resolution was unanimously adopted.

**RESOLUTION 19-118, A RESOLUTION AUTHORIZING THE PARISH PRESIDENT TO SIGN NEW AND/OR AMENDED CONTRACTS FOR THE COMMUNITY SERVICES BLOCK GRANT BETWEEN THE LOUISIANA WORKFORCE COMMISSION AND THE ST. JAMES PARISH DEPARTMENT OF HUMAN RESOURCES,** was offered and moved for adoption by Councilman Kraemer. Councilwoman Etienne-Steib offered a second, and the resolution was unanimously adopted.

**RESOLUTION 19-119, A RESOLUTION ACCEPTING THE BID OF FERRERA FIRE APPARATUS INC. / REV GROUP FOR SELF CONTAINED BREATHING APPARATUS FOR THE UNION-CONVENT VOLUNTEER FIRE DEPARTMENT AND ST. JAMES PARISH GOVERNMENT, AND AUTHORIZING THE PARISH PRESIDENT, AND/OR HIS DESIGNEE, TO SIGN, EXECUTE, AND ADMINISTER ALL RELEVANT DOCUMENTS,** was offered and moved for adoption by Councilman St. Pierre. Councilman Kraemer offered a second, and the resolution was unanimously adopted.

**RESOLUTION 19-120, A RESOLUTION ACCEPTING THE BID OF FERRERA FIRE APPARATUS INC. / REV GROUP FOR A BREATHING AIR COMPRESSOR FOR THE UNION-CONVENT VOLUNTEER FIRE DEPARTMENT AND ST. JAMES PARISH GOVERNMENT, AND AUTHORIZING THE PARISH PRESIDENT, AND/OR HIS DESIGNEE, TO SIGN, EXECUTE, AND ADMINISTER ALL RELEVANT DOCUMENTS,** was offered and moved for adoption by Councilman Patin. Councilman Amato offered a second, and the resolution was unanimously adopted.

**RESOLUTION 19-121, A RESOLUTION TO OBTAIN FINAL APPROVAL FOR A COMMERCIAL USE IN A RESIDENTIAL AREA FOR THE C.A.D. PRINTING UNLIMITED, LLC/SWEET SHOP, ITEM #19-11.** was offered and moved for adoption by Councilman Kraemer and seconded by Councilwoman Etienne-Steib. After a unanimous roll call vote, the resolution was adopted.

### COUNCIL MEMBER'S REPORT

**COUNCILMAN KRAEMER** – Councilman Kraemer requested a condolence letter be sent to the family of Mrs. Shirley Folse.

**COUNCILWOMAN ETIENNE-STEIB** – Councilwoman Etienne-Steib said she received 8 calls in regard to the Syngas project; 5 opposed, 3 supported. She said she looked at her voter registration list of all the people who actually voted and that is how she made her decision, adding 6 of the 8 people were active voters. Councilwoman Etienne-Steib thanked the council and administration for the plant regarding her sister's death.

**COUNCILMAN COOPER** – Councilman Cooper commended the residents of the 5th district for fighting for what they believe in and also the Tulane Group for helping them to speak their voice. Councilman Cooper said they are looking to put something in place to allow industries to come into certain areas, adding that the people are not getting the jobs. He gave a list of some of the business that have already left the area and said that residents are moving to Ascension Parish. Councilman Cooper requested Mr. Vic provide an update on the 5th District building. Councilman Cooper inquired as to how do we determine the needs of each fire station. Mr. Hymel explained that there is a 7 year cycle to get new apparatus and said the National Fire Protection Association says how much equipment you have to have. President Roussel reminded Councilman Cooper of the Fire Association meetings that the council is welcome to attend. Councilman Cooper requested a condolence letter be sent to the family of Ms. Shirley Cantrelle. Councilman Cooper gave a shout out to all graduates of St. James High, especially his daughter, Charity Cooper and to Mrs. Octave's daughter, and to all 2019 graduates at Lutchter High. He also gave a shout out to his daughter Shandenasia who graduated from Nicholls.

**COUNCILMAN PATIN** – Councilman Patin thanked Mr. Gravois for getting to touch with the Levee Board for him.

**COUNCILMAN AMATO** – Councilman Amato said he will speak with R. J. tomorrow about the school side, street project. Councilman Amato requested to have a retirement letter sent to Keith Duperclay, and to Ruth Gaudin and Audrey Reulet for retiring from the Area Agency on Aging Board.

**COUNCILMAN ST. PIERRE** – Councilman St. Pierre thanked Mr. Gravois for sending a letter to Imperial for the Hot Water ditch extension going into the swamp. He said the work at the cave-ins has been taken care of and expressed his appreciation. He said the work at the Recreation Department, adding baseball has been successful and moving forward for soccer. Councilman St. Pierre requested a list of where the summer workers will be assigned. Councilman St. Pierre asked for a plan for the GOMESA funding.

**CHAIRMAN LOUQUE** – Chairman Louque said he sent an email about the ditch behind Matherne's, behind the back of the houses on Nicole Street, having cave-ins. Mr. Gravois indicated that as soon as he gets the excavator out of the canal it will go to Nicole Street. Chairman Louque said the right of way ditch through the park needs maintenance, and requested official correspondence be sent about the rail crossing at Belmont.

### DIRECTOR REPORT

**MICHELLE OCTAVE** – reminded the council of the upcoming Business Appreciation Luncheon at 6:00, with networking beginning at 5:30. She indicated that she has workshops scheduled for June, July, and August for business owners to be engaged. She said work has been done on the Muriel and there are plans for more work at the Welcome Center. She thanked Keri and Veda for the great presentation on the library.

**BLAISE GRAVOIS** – asked Secretary Hubbell to put executive session on the next agenda to discuss the status of the 5th District, since it is still in litigation.

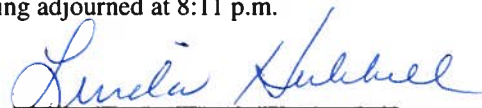
**CHANTAL WAGUESPACK** – congratulated all graduates, from Kindergarten through College, adding she had a graduate from LSU.

**INGRID LEBLANC** – recognize her hard-working staff for working diligently to serve the residents of St. James Parish and that they will be happy to hear that the Council is behind them.

**FRANCIS HYMEL** – reminded everyone that June 1st is the beginning of hurricane season and to be prepared, adding that we don't know what kind of season we will have.

### ADJOURNMENT

After determining there was no additional business to come before the council, on a motion offered by Councilman St. Pierre and seconded by Councilman Kraemer and carried, the meeting adjourned at 8:11 p.m.

  
Linda Hubbell, Secretary

# **EXHIBIT 11**

PASSED

The following resolution was offered and moved for adoption by Councilman Kraemer and seconded by Councilman Amato:

**RESOLUTION 18-169**  
**ST. JAMES PARISH COUNCIL**

**A RESOLUTION APPROVING THE APPLICATION OF ERGON ST. JAMES, INC. UNDER THE ST. JAMES PARISH LAND USE ORDINANCE, WITH CONDITIONS**

**WHEREAS**, Ergon St. James, Inc. ("Ergon") has requested approval of a proposed tank farm expansion (#18-26); and

**WHEREAS**, the St. James Parish Planning Commission and the Parish Council held a joint public hearing about the request on August 6, 2018;

**WHEREAS**, following the hearing, the Planning Commission recommended that the Parish Council approve Ergon's proposal, with certain condition; and

**WHEREAS**, the Parish Council has considered the recommendations of the Planning Commission, along with other pertinent information regarding Ergon's proposal, and has considered the provisions of Section 86-37 of the Code of Ordinances along with the St. James Parish Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED** that under Section 86-37(e) of the St. James Parish Code of Ordinances, for the reasons described in this resolution, the Parish Council hereby approves Ergon's request (as set out in its application identified by the Planning Commission as Item #18-26), subject to the following conditions:

- a. **Future Expansion Limits:** This approval shall allow reasonable modification and expansion to the south, west, or east, but not to the northwest, north or northeast as long as future revisions to the project will not increase emissions.
- b. **Start Date Limitation.** Construction shall commence within 30 months after Parish Council approval. Construction is defined as: permanent on-site fabrication, erection, or installation of the proposed facility (such as preloading, pile driving, installing structural supports and foundations, laying underground pipework, or constructing permanent storage structures) that is continuously pursued with reasonable diligence to complete the permitted facility within a reasonable time. Construction delays caused by natural disaster or labor disputes, and periods between operational phases of construction shall not be construed as interrupting construction that is otherwise continuously pursued.
- c. **Forested Buffer.** To screen the facility from residential areas to the north and northeast, the project shall provide a forested buffer in the northwest portion of the Ergon property generally along Freetown Road extending from the west margin of River Road/Highway 18. The details of the forested buffer shall be subject to the approval of the parish administration, and construction of the facility shall not be commenced until the details have been approved.
- d. **Firewater Ponds.** Firewater pond(s) shall be constructed. The details of the firewater pond(s) shall be subject to the approval of the St. James Parish Director of Emergency Preparedness, and construction of the facility shall not be commenced until the details have been approved.
- e. **No Rail or New Pipe Rack.** Rail shipments to or from the facility, and a new pipe rack crossing River Road/Highway 18 are not allowed. The existing pipe rack shall be utilized for moving product to and from the marine terminal and the tank facility. Ergon shall be allowed to modify the existing pipe rack and piping as appropriate for the facility's needs.
- f. **Monitors.** The project shall include vapor detectors controlled via a site Programmable Logic Controller (PLC), which will be constantly monitored at centralized location. The number and location of the detectors, and a health/safety response plan, shall be determined in consultation with a licensed fire protection engineer, subject to the approval of the St. James Parish Director of Emergency Preparedness, and steel erection of the facility shall not be commenced until the details have been approved.
- g. **Evacuation Route.** Ergon St. James, Inc., either directly or through its affiliated entities, shall participate in a cooperative effort with the parish, the state, and other industries in the area to develop an emergency evacuation route between River Road/Highway 18 and Highway 3127. Such participation shall include the contribution of financial (or comparable substitute) resources.

**BE IT FURTHER RESOLVED** that the Parish Council finds that this approval is justified under Section 86-37(e) of the St. James Parish Code of Ordinances. The proposed facility would be compatible with surrounding uses and adverse impacts of the use are inconsequential. The proposed facility would be adjacent to existing industrial areas/tank farms to the northeast and southeast, and are compatible with those surrounding uses. In the other directions, the facility would be adjacent to agricultural areas, and would be compatible with agricultural operations, which is similar to the current facility's status quo. Beyond the agricultural areas are areas recently designated in the land use plan as Residential Growth. If the proposed facility were not adjacent to existing industrial facilities, it would probably be incompatible with the nearby residential areas. However, in this particular case, the new tankage proposed is further away from existing residents than existing industrial operations, and its impact would be less than what currently exists. For that reason, it would be compatible with surrounding uses. The condition that disallows rail traffic to and from the facility averts the adverse impact of noise and potential rail safety issues. Finally, the conditions that require (1) a forested buffer to the northwest and (2) new firewater pond(s) would not only mitigate adverse impacts of the new facility; they would improve the visual quality and safety of the existing Ergon facility.

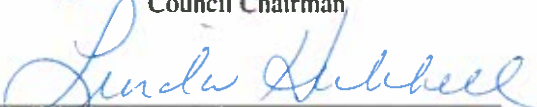
**BE IT FURTHER RESOLVED** that the Parish Council has considered the need for a buffer zone under Sections 86-37(i)(2) and 86-37(j) of the St. James Parish Code of Ordinances. The Parish Council finds that the setback of the primary facilities of the tank farm far from River Road and nearby residences provides an adequate buffer zone. The proposed expansion allowance in the south, west, and east directions does not impact the effectiveness of the buffer areas in that these directions are towards existing industrial facilities or completely vacant areas. The Parish Council concurs with the Planning Commission and does not approve a similar footprint expansion allowance in the northwest, north or northeast directions because those directions would unnecessarily bring the facility closer to existing residents.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: St. Pierre, Amato, Patin, Cooper, Etienne-Steib, Kraemer, and Louque  
NAYS: None  
ABSTAIN: None  
ABSENT: None

And the resolution was declared adopted on this, the 8th day of August 2018.

  
\_\_\_\_\_  
Council Chairman

  
\_\_\_\_\_  
Secretary

Delivered to Parish President: 08/13/2018

Approved: 08/13/2018

Disapproved: \_\_\_\_\_

  
\_\_\_\_\_  
Parish President

Returned to Secretary on 08-14-18

At 9:13 AM/PM

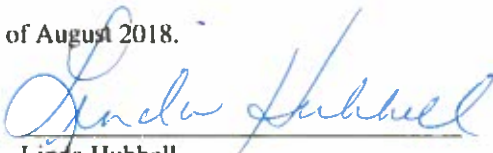
Received by 

\* \* \* \* \*

C E R T I F I C A T E

I, Linda Hubbell, Secretary of the Council of the Parish of St. James, State of Louisiana, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the St. James Parish Council in regular meeting held on the 8th day of August 2018.

Signed at Vacherie, Louisiana, this 9th day of August 2018.

  
\_\_\_\_\_  
Linda Hubbell  
Secretary

(S E A L)

# **EXHIBIT 12**

## PASSED

Councilman Amato moved, seconded by Councilman St. Pierre for adoption of the following resolution regarding the appeal by RISE St. James of the St. James Parish Planning Commission's October 30, 2018 approval of the land use application by FG LA LLC to build a chemical manufacturing complex:

### **RESOLUTION 19-07 ST. JAMES PARISH COUNCIL**

#### **A RESOLUTION DENYING THE APPEAL OF RISE ST. JAMES AND APPROVING THE APPLICATION OF FG LA LLC UNDER THE ST. JAMES PARISH LAND USE ORDINANCE, WITH CONDITIONS**

**WHEREAS**, FG LA LLC ("FG") requested approval of a proposed chemical manufacturing complex in an application dated June 25, 2018, as supplemented (the original application and supplemental information collectively referred to in this resolution as the "Application," and identified in the records of the St. James Parish Planning Commission as Item #18-30); and

**WHEREAS**, representatives of FG presented an overview of the application at the planning commission's July 27, 2018 meeting, at which the commission heard public comments on the proposal;

**WHEREAS**, public hearings were held on FG's proposal on September 5, 2018 in Convent and on September 19, 2018 in Vacherie after public notice; and

**WHEREAS**, based on concerns expressed at the public hearings and on an evaluation of the requirements of the St. James Parish land use ordinance, the parish administration requested FG to evaluate potential failure scenarios, with particular attention paid to the locations of concern nearest the operating units of the proposed complex, those locations being St. Louis Academy and the new Mount Calvary Baptist Church near Big Boy Road on Louisiana Highway 18; and

**WHEREAS**, the planning commission approved the Application on October 30, 2018 under Section 86-37(f) of the St. James Parish Code of Ordinances after considering the information presented in the Application, presentations made to the Planning Commission, comments presented at public hearings, and the analyses of the parish administration and consultants, along with the provisions of Section 86-37 of the Code of Ordinances and the St. James Parish Comprehensive Plan; and

**WHEREAS**, RISE St. James timely appealed the foregoing approval in a letter dated November 28, 2018, as supplemented by an addendum to that letter dated November 29, 2018; and

**WHEREAS**, FG responded to RISE St. James' appeal in a letter dated December 17, 2018; and

**WHEREAS**, at its December 19, 2018 meeting, the council heard arguments on the appeal from representatives of both RISE St. James and FG, along with public comments on the appeal, as provided for in the Louisiana Open Meetings Law; and

**WHEREAS**, in its Application, in various presentations to the planning commission and the parish council, as confirmed and augmented in its presentation to the parish council on December 19, 2018, FG voluntarily committed to implement training and hiring practices to enhance employment opportunities for residents of St. James Parish; to support developing an alternative access route between River Road/Highway 18 and Highway 3127; to support free health screenings for residents; and to support beautification efforts in District 5; and environmental monitoring; and

**WHEREAS**, FG has entered into a Cooperative Endeavor Agreement (CEA) with the State of Louisiana (Louisiana) and the Louisiana Department of Economic Development (LED), in which, among other things, Louisiana and LED agreed to provide customized workforce support through the LED FastStart Program, including assistance with employee recruitment, screening, and training development and delivery; and

**WHEREAS**, FG has adopted a "Think Local Policy" in which FG committed to strive to give preference to qualified persons and firms in St. James Parish and the State of Louisiana (commensurate with applicable federal, state, and local laws); and

**WHEREAS**, FG's Think Local Policy solidifies its commitment to hire qualified, local residents and use local businesses as much as possible throughout the construction and operation phases. In the CEA, the State of Louisiana and LED agreed to provide customized workforce support through the LED FastStart Program, including assistance with employee recruitment, screening, and training development and delivery. It is expected that through the LED FastStart Program and other programs, mechanisms, or processes, FG will be able to identify and hire "qualified persons," that is, persons who are qualified to perform the task(s) of the position(s) for which they are hired; and

**WHEREAS**, In the CEA, FG agreed to LED tracking, through a Contract Monitor, FG's obligations in the CEA, including the establishment of the facility, capital expenditures for the facility, jobs and payroll, the use of Louisiana manufacturers, suppliers, contractors and subcontractors; and

**WHEREAS**, at its December 19, 2018 meeting, the parish council determined that RISE St. James appeal should be denied, subject to conditions on the approval of the application in addition to those adopted by the planning commission;

**NOW, THEREFORE, BE IT RESOLVED** that under Section 86-37(f) of the St. James Parish Code of Ordinances, the parish council hereby denies the RISE ST. James appeal and upholds the planning commission's approval of FG's Application, subject to the conditions stated below, which include the conditions originally adopted by the planning commission, along with additional conditions deemed necessary by the parish council to achieve the anticipated benefits of FG's facility in a way that would be commensurate with its physical and environmental impacts.

**A. Extent of Approval and Future Changes within the Facility Footprint:** This approval is limited to the facility as presented in the Application, including both Phase I and Phase II described therein, along with reasonable modifications and expansions, subject to the following limitations on any modification or expansion:

- (1) Process or production facilities shall not extend beyond the footprint within the 300 foot civil buffer depicted in the plot plan submitted with the Application;
- (2) Any modification or expansion must be designed so that it does not materially increase risks to the community towards the east;
- (3) Changes must comply with all requirements of the Louisiana Department of Environmental Quality and all other public entities having regulatory jurisdiction;
- (4) The materials produced and the processes utilized must be substantially similar to the materials and processes described in the Application; and
- (5) Changes must comply with Section 30-64 of the St. James Parish Code of Ordinances ("Defensive Emergency Protective Measures").

**B. Start Date Limitation.** Construction must commence within 24 months after the last public entity regulatory approval is issued, or within 24 months after the termination of any administrative or judicial appeal process that may follow from the issuance of any required permit, whichever is later. For the purposes of this limitation, construction is defined as: permanent on-site fabrication, erection, or installation of the proposed facility (such as preloading, pile driving, installing structural supports and foundations, laying underground pipework, or constructing permanent storage structures) that is continuously pursued with reasonable diligence to complete the permitted facility within a reasonable time. Construction delays caused by natural disaster or labor disputes, and periods between operational phases of construction shall not be construed as interrupting construction that is otherwise continuously pursued.

**C. Emergency Measures:** The facility must comply with Section 30-64 of the St. James Parish Code of Ordinances ("Defensive Emergency Protective Measures").

**D. Training, Hiring, and Contracting**

(1) FG will establish, fund, and implement the FG Workforce Academy to help train and prepare residents for full-time employment at its facility. The academy will include the following features:

a. The FG Workforce Academy will be designed to:

- Bridge the semi-skilled or underemployed worker with job opportunities at FG;
- Provide preparatory training for the semi-skilled or underemployed worker who demonstrates high technical and/or mechanical aptitude, or has a desire to secure an opportunity in industry; and
- Provide educational and employment opportunities for the citizens of St. James Parish who are at least 18 years old.

b. FG will work with entities, such as River Parishes Community College, Baton Rouge Community College, Louisiana Workforce Commission, LED, , and local workforce development officials, to develop a curriculum that will provide the necessary training and/or skills required to work at the facility. The ADDIE Framework (Assess, Design, Develop, Implement, Evaluate) will be utilized to create the curriculum for the FG Workforce Academy.

c. FG will provide St. James Parish residents top priority for entrance to the academy.

d. In the first year of the FG Workforce Academy, FG will allow those residents living in Districts 5, 6, and 7 who meet objective employment-related admission criteria established by FG for the academy (such as a clean drug test and passing criminal record

checks, etc.) to enroll at the academy. Admission of all residents who are qualified may be spread over multiple sessions and/or classes, with scheduling of the sessions and/or classes based on FG's hiring needs.

- e. In addition to those who apply directly, FG will consider referrals of applicants to the academy from an office designated for this purpose by the parish, subject to the admission criteria described above.
  - f. FG will give all St. James Parish residents who successfully complete the academy's training program an opportunity to interview for open job positions at its facility.
- (2) To the extent allowed by law, FG will give preference to those qualified residents and qualified firms based within St. James Parish for construction and other contracts at the facility, during both construction and operation of the facility, and will require, through contractual provisions which it will enforce in good faith, that its contractors impose this requirement downward through the subcontracting chain.
  - (3) To the extent allowed by law, FG will give preference to qualified vendors based within St. James Parish for FG's purchase of non-specialized equipment, services, or supplies that are based within St. James Parish, and will require, through contractual provisions which it will enforce in good faith, that its contractors impose this requirement downward through the subcontracting chain.
  - (4) FG will conduct outreach efforts on its website and other local venues on an ongoing basis to acquaint businesses in Louisiana and St. James Parish with contracting, service, and supplier business opportunities with FG, and to provide those businesses with information on how to compete for such opportunities directly from FG as well as its contractors and subcontractors.
  - (5) FG shall publish information on its website for persons and businesses to inquire about and receive information about working for or doing business with FG, its contractors, and subcontractors and will provide similar information to an office or person designated by St. James Parish who will be responsible for disseminating that information within the parish.
  - (6) FG will apply the Think Local Policy in good faith and to the best of its ability.

**E. Alternative Access Route:** FG will participate in a cooperative effort with the parish, the state, and other industries in the area to develop an alternative access route between River Road/Highway 18 and Highway 3127. Such participation shall include the contribution of financial (or comparable substitute) resources on an equitable basis commensurate with contributions of the industries in the affected area.

**F. Health Screening:** FG will participate in a cooperative effort with the St. James Parish Hospital to provide free health screenings for residents of District 5. Such participation shall include the contribution of financial (or comparable substitute) resources.

**G. Beautification**

- (1) To screen the facility from residential areas to the east, FG shall provide a forested buffer along its eastern boundary. The forested buffer will include a sufficient amount and placement of trees and vegetation which, at tree or vegetation maturation, will provide an aesthetic buffer between the community to the east and the facility to mitigate the visual impacts on residential areas.
- (2) In cooperation with St. James Parish, FG will seek out and support projects in District 5 that are designed to enhance the aesthetic value and nature of the community. Such support shall include the contribution of financial (or comparable substitute) resources. One such project shall be the beautification of the public park in District 5.

**H. Environmental Monitoring:** FG shall provide air quality monitoring along its eastern property boundary, with a sufficient number and type of monitors on the eastern property boundary to provide data on air emissions potentially impacting the surrounding community and which will be in accordance with the standards set forth in 40 CFR 63.658, modified as follows:

- (1) 40 CFR 63.658(a) shall be revised to read as follows:

The owner or operator shall conduct sampling along the facility's eastern property boundary and analyze the samples in accordance with Methods 325A and 325B of appendix A of this part and paragraphs (b) through (e) of this section.

- (2) In 40 CFR 63.658(b), the target analytes shall be 1,3-butadiene, vinyl acetate, and ethylene oxide instead of benzene.

- (3) 40 CFR 63.658(c) shall be revised to read as follows:

The owner or operator shall determine passive monitor locations along the eastern property boundary in accordance with Section 8.2 of Method 325A of appendix A of this part.

- (4) 40 CFR 63.658(c)(1) shall be revised to read as follows:

As it pertains to this subpart, known sources of VOCs, as used in Section 8.2.1.3 in Method 325A of appendix A of this part for siting passive monitors, means a wastewater treatment unit, process unit, or any emission source with the potential to emit any of the target analytes, including marine vessel loading operations. For marine vessel loading operations, one passive monitor should be sited on the shoreline adjacent to the dock.

- (5) 40 CFR 63.658(c)(1)(i) through (iv) shall be deleted.

- (6) 40 CFR 63.658(c)(2) shall be deleted.

- (7) 40 CFR 63.658(c)(4) shall be revised to read as follows:

The owner or operator shall follow the procedure in Section 9.6 of Method 325B of appendix A of this part to determine the detection limit of the target analytes for each sampler used to collect samples, co-located samples, and blanks.

- (8) 40 CFR 63.658(e)(2) and (e)(3) shall be deleted.

- (9) The initial sampling collection frequency shall be once each continuous 14-day sampling period, such that the beginning of the next 14-day sampling period begins immediately upon the completion of the previous 14-day sampling period. After 52 consecutive samples, if none exceeds the ambient air standard for the applicable analyte, the sampling frequency may be reduced to once per month. After an additional 24 consecutive samples, if none exceeds the ambient air standard for the applicable analyte, the sampling frequency may be reduced to one sampling period every three months.

- (10) In determining annual average concentrations for comparison to ambient air standards, FG shall calculate the average based on all samples from the most recent 12-month period.

- (11) 40 CFR 63.658(l) through (k) shall be deleted.

The data produced by the monitoring shall be made available to the parish in response to the parish's reasonable request. Semi-annual summary reports shall be provided to the parish. The summary reports shall include a comparison of the monitoring results against the ambient air standards for each target analyte.

If the Environmental Protection Agency promulgates regulations with fence-line hazardous air pollutant monitoring requirements for the specific plants that FG proposes to construct, and those requirements are of reasonably comparable rigor to those contained in this Section H, those requirements shall be applied by FG in lieu of the requirements contained in this Section H, with the understanding that the target analytes, as well as the reporting described in the preceding paragraph, shall remain the same.

#### **I. Reporting**

- (1) In addition to the environmental monitoring reports required under condition (H), FG shall provide annual reports to St. James Parish on FG's performance related to conditions (D), (F), and (G). Such reports shall include the number of residents and businesses provided with employment and business opportunities.

- (2) St. James Parish may audit the reports provided to the parish and the information presented to the parish council, provided that the parish shall not reveal any personal identification, matters protected by the Health Insurance Portability and Accountability Act, or any FG trade secrets.

**BE IT FURTHER RESOLVED** that the parish council concurs with planning commission's finding that this approval is justified under the factors stated in Section 86-37(h) of the St. James Parish Code of Ordinances. The impacts of the proposed facility would not be different from the impacts of allowable uses in the Industrial use area in which it will be located. The public benefits of the proposal are significant, as set out in the Application. The physical and environmental impacts of the proposal are within allowable limits, and are substantially mitigated by the physical layout of the facility, and the location of the site in proximity to existing industrial uses and away from residential uses. The public benefits outweigh the impacts, and the proposal will not impair the ability of the parish to attract other beneficial development. The vested rights/constitutional protection factor in Section 86-37(h)(4) is not implicated by this approval.

**BE IT FURTHER RESOLVED** that the parish council concurs with planning commission's consideration of the need for a buffer zone under Sections 86-37(i)(2) and 86-37(j) of the St. James Parish Code of Ordinances. The parish council concurs with planning commission's finding that the overall location of the site, placement of the production and process components on the site, and the proposed 300 foot civil buffer within the footprint of the site provide adequate buffer zones. The adequacy of these provisions is demonstrated by the potential failure scenario evaluation provided by FG as part of the Application and reviewed by the parish's consultants. The approval conditions described in this resolution would preserve the benefits of the buffer zones described in the Application regarding any future modifications or expansions.

This resolution having been submitted to a vote, the vote thereon was as follows:


YEAS: St. Pierre, Amato, Patin, Cooper, and Louque  
NAYS: None  
ABSTAIN: None  
ABSENT: Etienne-Steib and Kraemer

And the resolution was declared adopted on this, the 23rd day of January 2019.

  
\_\_\_\_\_  
Council Chairman  
  
\_\_\_\_\_  
Secretary

Delivered to Parish President: 01-24-19  
Approved: 01/24/2019  
Disapproved: \_\_\_\_\_

  
\_\_\_\_\_  
Parish President

Returned to Secretary on: 1-24-19  
At 5:55 AM/PM  
Received by 

\* \* \* \* \*

C E R T I F I C A T E

I, Linda Hubbell, Secretary of the Council of the Parish of St. James, State of Louisiana, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the St. James Parish Council in regular meeting held on the 23rd day of January 2019.

Signed at Vacherie, Louisiana, this 24th day of January 2019.

  
\_\_\_\_\_  
Linda Hubbell  
Secretary

( S E A L )

# **EXHIBIT 13**

**OFFICIAL PROCEEDINGS OF THE  
COUNCIL OF THE PARISH OF ST. JAMES, STATE OF LOUISIANA  
TAKEN AT A REGULAR MEETING HELD ON APRIL 2, 2025**

The Council of the Parish of St. James, State of Louisiana, met in regular session in the Council Chambers of the Parish Courthouse in Convent, Louisiana on Wednesday, April 2, 2025, at 6:10 p.m., following the public hearing.

On roll call, the following were recorded present: Council Members Todd Poche, Courtney Long, Neal Poche, Anthony Jasmin, Vondra Etienne-Steib, Donald Nash, and Chairman Ryan Louque.

Those also in attendance were Linda Hubbell, Council Secretary; Peter Dufresne, Parish President; Felix Boughton, Finance Director; Rick Webre, Operations Director; Ingrid Bergeron, Department of Human Resources Director; Eric Deroche, Emergency Preparedness Director, and Adam Koenig, Legal Advisor.

The Honorable, Ryan Louque, duly convened the Council of the Parish of St. James, State of Louisiana, and stated that the Council was ready for the transaction of business.

Councilman N Poche offered the invocation, and Councilman T. Poch led the Pledge of Allegiance.

**MINUTES**

On a motion offered by Councilman Nash and seconded by Councilman T. Poche, the minutes of the March 19, 2025 regular meeting were approved as distributed, and the reading of these minutes dispensed with.

**PRESIDENT'S REPORT**

President Dufresne presented this report to the Council:

- Good evening council, good evening, everyone,
- I'd like to start off by offering my condolences to Mrs. Vondra Etienne-Steib on the loss of her sister, Mary Etienne-Stewart. Our thoughts and prayers go out to Mrs. Vondra and her family during this time.
- Our team is working on a grant that would cover modifications to the Welcome Center, including modifications to the pavilion, coastal restoration to the swamp area and a walking path.
- Yesterday was the 45-day lien period for the Archive Center. There is a punch list of small items to correct and then it will be ready to receive substantial completion.
- We received our third reimbursement approval from the Office of Community Development for our Water Sector Grant for a total of \$780,433. This funding is designated for the Convent Water Treatment Clarifier.
- We issued a task order to Gulf South Engineering to do the drainage, sewer, and roadway surfaces assessment for Webre Drive in the 5th District.
- We have entered into a contract with Barriere for the 2025 road rehab program. We will be scheduling a pre-construction meeting towards the middle of this month.
- The ADA playground at Gramercy Park was scheduled to be installed by the end of March, but was delayed in shipping.
- The first online service request for the Low-Income Home Energy Assistance Program, or LIHEAP, was held on March 19, 2025. The change to an online application went very smoothly. We want to encourage all eligible residents to visit the parish website and create an account to be ready to apply for the next open online request date which will be April 28, 2025.
- DHR will be taking appointments through April 10th to assist low-income residents with filing taxes through the Capital Area United Way Volunteer Income Tax Assistance Program (VITA). DHR has trained tax preparers who will be assisting residents who qualify by appointments only. As of today, DHR has assisted 155 individuals with filing their taxes.
- Our next commodity distribution is scheduled for April 23rd from 10am – 1pm at the Convent Senior Center, and April 24th from the 10am to 1pm at the Vacherie Senior Center. Our Department of Human Resources will announce more details as the event nears.
- This Saturday, April 5th, the Economic Development Department is hosting a Bunny Hop and Shop. Visit a variety of participating small businesses from 12 noon to 4pm, and then go to the Welcome Center Open House from 3-5pm.
- Also on this coming Saturday, April 5th is our annual Parish-Wide Clean Up Day. Participants can meet on the East Bank at the Welcome Center at 8:00am, and on the West Bank at the Vacherie Health Unit at 8:00am. Refreshments and children's activities sponsored by Nucor will be available at Welcome Center post clean-up.
- Our Business and Industry Development Group held its first meeting of the year last week, and we had a great turnout. I'd like to remind you that the B&I Group has a scholarship available for St. James Parish Seniors which closes on April 4th.
- Election day was this past Saturday for the March 29th municipal primary. I'd like to thank our community for supporting the Sheriff's office millage renewal. This renewal is 50% of their operating budget and goes a long way towards protecting our community.
- I'd like to provide you an update on our Parish employee health insurance program. Our insurance costs are down 5%. St James Hospital is still our number 1 provider – They provided 511 services through 3/27/25. Our #2 provider is Our Lady of the Lake with 238 services. Effective July 1, 2025, deductible for St. James Hospital will get lowered from \$250 to \$100.
- Finally, after nearly a decade of dedicated efforts, the long-awaited Bayou Chevreuil Bridge replacement is now a reality and I'm happy to share that the bridge is open. Last Wednesday, local officials, community leaders, and DOTD gathered for a ribbon-cutting ceremony to officially open the bridge, marking a significant milestone in improving safety and infrastructure for the region. I'd like to thank everyone who had a role in pushing this project forward.
- God bless each of you and your families and God bless St. James Parish.

**PUBLIC COMMENT**

Written comment submitted by Doris Brignac, District 1: Can you enlighten us as to what GSE was contracted to do for the parish for \$100,000 that now warrants an increase to \$500,000? The initial contract was signed in August 2023 for three years. Why less than ½ the time they want an increase of \$400,000.

**PRESENTATIONS**

Ms. Danna Lewis with the Office of Motor Vehicles was unable to attend the meeting. Parish President said her presentation was to remind everyone that the deadline for the Real ID is May 7, 2025.

**APPOINTMENTS TO BOARDS AND COMMISSIONS** - None

**OLD BUSINESS**

Update of drainage study from Forrestal Street to Pool Lane – they are focused on the back of Coteau. Cleared and grubbed the spoil bank on the north side of Coteau. The next step is to center 48” culverts on Maple Street to connect to Webre Steib. Will take the levee down on the south side of the ditch that will help from High Ridge to Maple Street.

Update of Multipurpose Building – met with the school board yesterday. Presentation is scheduled for May 1<sup>st</sup> at their special meeting and then on May 13<sup>th</sup> at their regular scheduled board meeting to take action.

**ORDINANCE 25-01, AN ORDINANCE SETTING AND DESIGNATING THE ADOPTED PROPERTY TAX MILLAGE FOR THE YEAR 2025 LEVIED ON ALL TAXABLE PROPERTY WITHIN THE PARISH OF ST. JAMES, STATE OF LOUISIANA**, having undergone the hearing process, was offered and moved for adoption by Councilman Nash and seconded by Councilman T. Poche. After a unanimous vote, the ordinance was adopted.

**PROPOSED ORDINANCE 25-02, AND ORDINANCE AMENDING CHAPTER 50, FLOODS, OF THE ST. JAMES PARISH CODE OF ORDINANCES AS IT PERTAINS TO UPDATED LEGISLATION BY THE STATE OF LOUISIANA**, having undergone the hearing process, was offered and moved for adoption by Councilman Nash and seconded by Councilman N. Poche. After a unanimous vote, the ordinance was adopted

**NEW BUSINESS**

**RESOLUTION 25-50, A RESOLUTION TO APPROVE DISBURSEMENT OF PAYROLL NUMBERS 172 AND 173 FOR THE MONTH OF APRIL 2025**, was offered and moved for adoption by Councilwoman Etienne-Steib and seconded by Councilman Nash. After a unanimous vote, the resolution was adopted.

**RESOLUTION 25-51, A RESOLUTION TO APPROVE DISBURSEMENT OF FUNDS TO PAY PENDING CURRENT INVOICES AND PAYABLES**, was offered and moved for adoption by Councilman Jasmin and seconded by Councilwoman Etienne-Steib. After a unanimous vote, the resolution was adopted.

**RESOLUTION 25-52, A RESOLUTION AUTHORIZING ST. JAMES PARISH PRESIDENT PETER DUFRESNE TO SIGN A COOPERATIVE ENDEAVOR AGREEMENT WITH THE LOUISIANA DEPARTMENT OF VETERAN AFFAIRS**, was offered and moved for adoption by Councilwoman Etienne-Steib and seconded by Councilman Long. After a unanimous vote, the resolution was adopted.

After a discussion, and a presentation by Mr. Webre, Councilman Nash offered a motion to amend the resolution to add “based upon issued task orders” to the end of the 3<sup>rd</sup> paragraph. Councilman Long offered a second, and after a unanimous roll call vote the motion carried. **RESOLUTION 25-53, A RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN ST. JAMES PARISH AND GULF SOUTH ENGINEERING INC., ORIGINALLY EXECUTED ON AUGUST 2, 2023, TO INCREASE THE CONTRACT AMOUNT FROM \$100,000 TO \$500,000**, was offered and moved for adoption by Councilman Nash and seconded by Councilman N. Poche. After a unanimous vote, the resolution was adopted, as amended.

After Chairman Louque recused himself from the vote and stated that he also recused himself from the meeting, and Mr. Nosacka answered the Council’s questions, **RESOLUTION 25-54, A RESOLUTION OF THE ST. JAMES PARISH COUNCIL APPROVING AIR PRODUCTS AND CHEMICALS, INC. FOR PARTICIPATION IN THE INDUSTRIAL TAX EXEMPTION PROGRAM**, was offered and moved for adoption by Councilman N. Poche and seconded by Councilman Nash. After a vote showing T. Poche, Long, N. Poche, Jasmin, Etienne-Steib, and Nash in favor, and Louque abstain, the resolution was adopted.

**RESOLUTION 25-55, A RESOLUTION ACCEPTING CHANGE ORDER #3 FROM SAGE CONSTRUCTION, LLC FOR THE GRAMERCY PARK RESTROOM / CONCESSION BUILDING PROJECT**, was offered and moved for adoption by Councilman Nash. Councilman Long offered a second, and the resolution was unanimously adopted.

**RESOLUTION 25-56, A RESOLUTION AUTHORIZING THE PARISH PRESIDENT’S OFFICE TO ADVERTISE AND RECEIVE BIDS FOR FIREFIGHTING EQUIPMENT**, was offered and moved for adoption by Councilman Jasmin. Councilwoman Etienne-Steib offered a second, and the resolution was unanimously adopted.

**RESOLUTION 24-57, A RESOLUTION AUTHORIZING THE PARISH PRESIDENT TO ADVERTISE AND RECEIVE BIDS FOR MOSQUITO CONTROL**, was offered and moved for adoption by Councilman N. Poche and Councilman T. Poche offered a second. After T. Poche, Long, N. Poche, Jasmin, Etienne-Steib, and Louque were in favor, and Nash opposed, the resolution was adopted.

**RESOLUTION 25-58, A RESOLUTION AUTHORIZING THE PARISH PRESIDENT, PETER DUFRESNE, TO ENTER INTO A WETLANDS MITIGATION AGREEMENT WITH DELTA LAND SERVICES, LLC TO PURCHASE MITIGATION ACRES FROM THE BELLE POINT COASTAL MITIGATION BANK FOR**

**THE PHASE 2 BORING PERMIT IMPACTS FOR THE WEST SHORE RISK REDUCTION LEVEE PROJECT**, was offered and moved for adoption by Councilman Nash and seconded by Councilman T. Poche. After a unanimous vote, the resolution was adopted.

**RESOLUTION 25-59, A RESOLUTION AUTHORIZING THE ST. JAMES PARISH PRESIDENT TO ACCEPT THE BID AND ENTER INTO A CONTRACT WITH CAPITAL AREA CONSTRUCTION, LLC FOR THE EOC EXTERIOR RENOVATIONS PROJECT**, was offered and moved for adoption by Councilman Nash. Councilman Jasmin offered a second, and the resolution was unanimously adopted.

**RESOLUTION 25-60, A RESOLUTION TO REAFFIRM SUPPORT FOR FG LA, LLC SUNSHINE PROJECT BY THE ST. JAMES PARISH COUNCIL AND ST. JAMES PARISH PRESIDENT**, was offered and moved for adoption by Councilman Jasmin and seconded by Councilman N. Poche. After a vote showing, T. Poche, Long, N. Poche, Jasmin, Etienne-Steib, and Louque were in favor, and Nash against, the resolution was adopted.

**PROPOSED ORDINANCE, AN ORDINANCE TO AUTHORIZE THE PURCHASE OF IMMOVABLE PROPERTY BY THE PARISH OF ST. JAMES FOR ST. JAMES PARISH UTILITY NEEDS FROM PETER BODIN**, was introduced on a motion by Councilman Nash and was seconded by Councilman Jasmin. After a unanimous vote, the ordinance was accepted and ordered filed with the Secretary for public inspection and publication of Notice of Public Hearing, which was scheduled for 6:00 p.m., on Wednesday, April 16, 2025, in the Council Chambers of the Parish Courthouse Annex in Vacherie.

**PROPOSED ORDINANCE, AN ORDINANCE TO AUTHORIZE THE PURCHASE OF IMMOVABLE PROPERTY BY THE PARISH OF ST. JAMES FOR ST. JAMES PARISH UTILITY NEEDS FROM PHYLLIS POIRRIER BODIN**, was introduced on a motion by Councilman Nash and was seconded by Councilwoman Etienne-Steib. After a unanimous vote, the ordinance was accepted and ordered filed with the Secretary for public inspection and publication of Notice of Public Hearing, which was scheduled for 6:00 p.m., on Wednesday, April 16, 2025, in the Council Chambers of the Parish Courthouse Annex in Vacherie.

**DIRECTOR'S REPORT**

**RICK WEBRE** – both owners of the last two code enforcement items have applied for demolition permits.

**COUNCIL MEMBER'S REPORT**

**COUNCILMAN TODD POCHE** – Councilman T. Poche offered sympathies to Councilwoman Etienne-Steib.

**COUNCILMAN COURTNEY LONG** – Councilman Long had no comment.

**COUNCILMAN NEAL POCHE** – Councilman N. Poche also offered sympathies to Councilwoman Etienne-Steib.

**COUNCILMAN ANTHONY JASMIN** – Councilman Jasmin offered condolences to Councilwoman Etienne-Steib and her family.

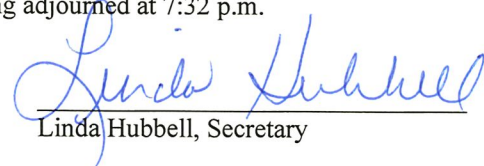
**COUNCILWOMAN VONDRA ETIENNE-STEIB** – Councilwoman Etienne-Steib thanked everyone for the prayers and condolences.

**COUNCILMAN DONALD NASH** – Councilman Nash also offered condolences to Councilwoman Etienne-Steib.

**CHAIRMAN RYAN LOUQUE** – Chairman Louque offered condolences to Councilwoman Etienne-Steib and requested a condolence letter be sent to her. He said railroad contacts were sent to Mr. Webre. He inquired about drainage work at Hester Heights. Mr. Webre said work will resume after they are finished with 2 other projects.

**ADJOURNMENT**

After determining there was no additional business to come before the council, on a motion offered by Councilman Long and seconded by Councilman N. Poche and carried, the meeting adjourned at 7:32 p.m.

  
Linda Hubbell, Secretary

# **EXHIBIT 14**



376 E. 42nd St., 7th Floor  
New York, New York 10012  
212-614-6464  
ccrjustice.org

June 11, 2026

St. James Parish Council  
5800 Hwy. 44  
Convent, LA 70723

**Re: Second Legal Notice to Parish Council Regarding Proposed Ordinance to Re-Designate a Historic Black Community to “Industrial”**

To the St. James Parish Council:

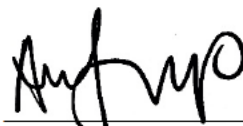
On behalf of Inclusive Louisiana, Mount Triumph Baptist Church, and RISE St. James, the undersigned counsel write to follow up on our June 1, 2026 letter. We understand that the Parish intends to move forward with a public hearing on June 17, 2026 on Proposed Ordinance 26-08 redesignating a large part of Romeville into an industrial area – a brazenly unlawful Ordinance that would be in defiance of existing federal court rulings and necessitate our taking prompt legal action against you to ensure it does not get effectuated.

As we noted in our earlier letter, the Ordinance is unlawful, and if allowed to pass, will be yet more evidence of a land use system that Inclusive Louisiana, Mount Triumph Baptist Church, and RISE St. James have challenged in an ongoing federal lawsuit. *Inclusive Louisiana v. St. James Parish*, No. CV 23-987, 2026 WL 352793 (E.D. La. Feb. 9, 2026). In particular, this redesignation would announce the Parish’s commitment to the erasure of a historic majority-Black community, and would imperil sites of historic, religious, and cultural significance to those communities, including cemeteries and historic sites built by freedpeople soon after emancipation.

Hon. Judge Barbier has already ruled in the federal lawsuit that the case raises plausible claims of discrimination and illegality, including violations of the Thirteenth Amendment of the U.S. Constitution, the Fourteenth Amendment’s Equal Protection Clause and protection of bodily integrity, 42 U.S.C. Section 1982 which ensures non-discrimination in the use of property, the Religious Land Use and Institutionalized Persons Act, and the Louisiana Constitution Art. XII, Sec. 4 which protects the right of the people to preserve, foster, and promote their respective cultural origins. *Inclusive Louisiana v. St. James Parish*, No. CV 23-987, 2026 WL 352793 (E.D. La. Feb. 9, 2026). Based on the federal court’s rulings, the Ordinance would reflect another prime example of the discriminatory land use system that violates multiple legal protections.

Please be advised: should the Ordinance be approved at the June 17, 2026 hearing or thereafter, we are prepared to seek expedited legal relief from the court in the *Inclusive Louisiana* litigation invalidating the proposed, unlawful course of action.

Sincerely,



Clara Potter  
Devin Lowell  
Lisa Jordan  
ENVIRONMENTAL LAW CLINIC  
TULANE LAW SCHOOL  
6329 Freret St.  
New Orleans, LA 70118  
Tel.: (504) 865-5789  
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*Attorneys for Plaintiffs Inclusive Louisiana  
and Mount Triumph Baptist Church*

# **EXHIBIT 15**

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## Legal Notice to St. James Parish: Romeville Redesignation

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Vic Franckiewicz <Vic.Franckiewicz@butlersnow.com>

Tue, Jun 16, 2026 at 12:33 PM

To: Astha Sharma Pokharel <asharmapokharel@ccrjustice.org>

Cc: "Potter, Clara J" <cpotter2@tulane.edu>, "Lowell, Devin A" <dlowell@tulane.edu>, "Jordan, Lisa W" <lwjordan@tulane.edu>, Pam Spees <pspees@ccrjustice.org>, Kayla Vinson <kvinson@ccrjustice.org>, Celine Zhu <czhu@ccrjustice.org>, Baher Azmy <bazmy@ccrjustice.org>, bill quigley <quigley77@gmail.com>, "Danielle L. Borel" <danielle.borel@bswllp.com>, "John B. King" <john.king@bswllp.com>, Carroll Devillier <carroll.devillier@bswllp.com>, "Adam Koenig (akoenig.ada@23jda.com)" <akoenig.ada@23jda.com>

Ms. Pokharel:

This email acknowledges receipt of yours below and its attached 6/11/26 follow up legal notice expressing opposition to the Shady Grove/Romeville land use redesignation.

As stated in my email of 6/2/26, we disagree with the assertion in the opposition letter that the parish's actions are unlawful, and are of the opinion that there is no legal basis for a court to invalidate the ordinance, if it were to pass. Further, passing the ordinance would not violate any ruling of any court.

The council's second public hearing on the Shady Grove/Romeville land use redesignation is on the 6/17/26 agenda for the council's meeting in Vacherie, as directed by the council when the ordinance was introduced, and consistent with the public notice published in the News Examiner. The agenda will be posted on the parish's website shortly at <https://www.stjamesla.com/agendacenter>. Members of community groups, you, and other counsel are invited to participate in the hearing and during the public comment period of the main agenda.

A copy of the letter transmitted with your email below has been provided to each councilmember.

[Quoted text hidden]

[Quoted text hidden]

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# **EXHIBIT 16**

The following ordinance which was previously introduced at a regular meeting held on May 20, 2026, a summary thereof having been published in the official journal together with notices of public hearings which were held in accordance with the public notices, was brought up for final passage on motion of Councilmember \_\_\_\_\_ and seconded by Councilmember \_\_\_\_\_:

**ORDINANCE 26-08**  
**ST. JAMES PARISH COUNCIL**

**AN ORDINANCE TO AMEND SECTION 82-25 OF THE ST. JAMES PARISH LAND USE ORDINANCE, AND TO AMEND THE ST. JAMES PARISH GENERALIZED FUTURE LAND USE PLAN**

**WHEREAS**, on May 18, 2026, the St. James Parish Planning Commission considered a change in the land use designation of an area of the East Bank known as Shady Grove from “Agricultural” to “Industrial” use, and recommended the change to the Parish council for the area generally outlined in green on Attachment A hereto; and

**WHEREAS**, notices of the proposed change and hearings thereon were published on May 28, June 4, and June 11, 2026, and the Parish Council has held public hearings on the recommended changes on June 3, 2026, and June 17, 2026, in connection with the proposed land use change; and

**WHEREAS**, the Parish Council has considered the recommendation of the Planning Commission; the public comments received during the hearings; the facts and circumstances relevant to the location; the land use plan; and the potential impacts and benefits to the parish; and

**WHEREAS**, the Parish Council finds that it is in the public interest to change the St. James Parish Generalized Future Land Use Map to change the “Agriculture” area located on the East Bank known generally as Shady Grove to “Industrial” use;

**NOW, THEREFORE**, the St. James Parish Council hereby ordains:

**SECTION 1.** Section 82-25(a) of the St. James Parish Code of Ordinances is hereby amended to read as follows:

**Sec. 82-25. Land use plan**

- (a) **Adoption of future land use plan.** The following map is hereby adopted and incorporated herein by reference to guide to the development of St. James Parish: The “St. James Parish Generalized Future Land Use Plan” dated June 17, 2026, in its digital form, identified as File FutureLandUsePlan\_06\_17\_26. A printed version of the plan is attached to this ordinance as Exhibit 1. Any ambiguity in the location of land use category boundaries, or any conflict between the printed and digital forms of the map shall be resolved by relying on the digital form of the map. Any ambiguity in the boundaries shown on the digital map shall be resolved as follows:

*[the remainder of Section 82-25 remains unchanged]*

**SECTION 2. EFFECTIVE DATE.** This ordinance shall be effective immediately upon its passage, or as soon thereafter as allowed by law, and shall apply to any then-pending permit or approval for which a final decision has not been rendered by the parish.

This ordinance having been submitted to a vote, the vote thereon was as follows:

- YEAS:
- NAYS:
- ABSTAIN:
- ABSENT:

And, the ordinance was declared adopted on this, the 17th day of June 2026.

\_\_\_\_\_  
Council Chairman

\_\_\_\_\_  
Secretary

Delivered to Parish President: \_\_\_\_\_

Approved: \_\_\_\_\_

Disapproved: \_\_\_\_\_

\_\_\_\_\_  
Parish President

Returned to Secretary on \_\_\_\_\_

At \_\_\_\_\_ AM/PM

Received by \_\_\_\_\_

\* \* \* \* \*

C E R T I F I C A T E

I, Tammie Bodin, Secretary of the Council of the Parish of St. James, State of Louisiana, hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the St. James Parish Council in regular meeting held on the 17th day of June 2026.

Signed at Vacherie, Louisiana, this 18th day of June 2026.

(S E A L)

\_\_\_\_\_  
Tammie Bodin  
Secretary