

**Minutes of the Juban Crossing Community Development District
Livingston, Louisiana
March 13, 2025**

The Livingston Parish Council met as the Board of Supervisors of the Juban Crossing Community Development District being duly called, advertised and convened at its regular meeting place, located in the Parish Council Chambers of the Governmental Building, addressed at 20355 Government Boulevard, Livingston, Louisiana, on Thursday, March 13, 2025, at the hour of five-forty (5:40) p.m. with the following members present:

Lonnie Watts	John Mangus
Billy Taylor	Ricky Goff
John Wascom	Dean Coates
Erin Sandefur	Joseph “Joe” Erdey

Absent: Ryan Chavers

Also present: Scott Crawford, The Crawford Law Firm, attorney for Juban Crossing

The chair called the meeting to order and advised that they were meeting that evening as the Board of Supervisors of the Juban Crossing Community Development District.

The chair addressed agenda item number 3, “Consideration and Approval of:

A RESOLUTION OF THE JUBAN CROSSING COMMUNITY DEVELOPMENT DISTRICT, PARISH OF LIVINGSTON, STATE OF LOUISIANA TO ADOPT THE OPERATING BUDGET OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR 2025.”

The chair called upon Mr. Scott Crawford, of the Crawford Law Firm and legal counsel of the developer for Juban Crossing.

Mr. Crawford came to the podium and introduced himself. He explained that the budget for the Juban Crossing Community Development District consisted of revenue sources and developer contributions. He clarified that they did not receive any tax revenue and all of the expenses were administrative expenses at that time, none of which are paid to the developer. He stated that those expenses were distributed to third parties and employees.

The chair opened the floor and asked if there were anyone who wished to speak under public input at that time? Having none, the chair closed public input.

The chair asked if there was a motion to the adopt the resolution that was presented in written form before them in their meeting packets.

Councilman John Mangus requested to make the motion and Councilman Lonnie Watts wished to make the second.

Councilman John Wascom requested to have discussion before the vote.

Councilman Wascom wished to pause for a moment, to brag of the accomplishments of Mr. Crawford and Mr. Keller, the developer of Juban Crossing. He stated that he may be repeating himself, but he wanted to acknowledge that they had acquired a Trader Joe’s that would soon be coming to this development. Mr. Crawford advised that yes, they were in talks with them and they were also talking with Target. He confirmed that they were in Phase 3 of the retail. Mr. Wascom stated that there would also be a Dick’s Sporting Goods and also a Burlington Coat Factory. He discussed the years of building this development, from the City of Denham Springs incorporating the sewer, to the Parish improving the road infrastructure, and now there was mixed use from the implementation of zoning. He announced his excitement of these things to come and thanked them for their hard work that benefits the Parish of Livingston.

Mr. Crawford thanked Councilman Wascom, the members of the Parish Council and the Parish, who had established themselves as good partners to them. He was proud to declare that they were currently the number one (1) sales tax generator in the Parish of Livingston and

ranked number five (5) in property taxes.

The Council clerk read the proposed resolution by title and the chair called for the vote as follows:

**RESOLUTION NO. 2025-001
JUBAN CROSSING COMMUNITY DEVELOPMENT DISTRICT,
PARISH OF LIVINGSTON, STATE OF LOUISIANA**

The following resolution was offered by John Mangus and seconded by Lonnie Watts:

**A RESOLUTION OF THE JUBAN CROSSING COMMUNITY
DEVELOPMENT DISTRICT, PARISH OF LIVINGSTON, STATE OF
LOUISIANA TO ADOPT THE OPERATING BUDGET OF REVENUES
AND EXPENDITURES FOR THE FISCAL YEAR 2025.**

WHEREAS, Juban Crossing Community Development District, Parish of Livingston, State of Louisiana (the "**District**") is a community development district organized and existing under the provisions of Chapter 27-B of Title 33 of the Louisiana Revised Statutes of 1950, as amended, (La. R.S. 33:9039.11 through 9039.37 inclusive) (the "**CDD Act**"), and pursuant to an Ordinance duly adopted by the Parish Council of the Parish of Livingston, State of Louisiana on January 25, 2007, and effective thereon (the "**CDD Ordinance**"), which District is comprised of and includes all of the immovable property situated within the described boundaries, all as more fully set forth and described in the CDD Ordinance; and

WHEREAS, the District is required to annually adopt an annual budget (the "**Annual Budget**"); and

WHEREAS, it is the desire of the District to adopt the budget attached hereto as **EXHIBIT "A"** as its Annual Budget; and

NOW, THEREFORE, BE IT RESOLVED by the Parish Council of Livingston Parish, acting as the governing authority of the District (the "**Governing Authority**"), that:

SECTION 1. Adoption of Budget. The budget attached hereto as **EXHIBIT "A"** is hereby adopted in its entirety as the required Annual Budget if the District.

SECTION 2. Effective Date. This Resolution shall take effect immediately upon its adoption, and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

SECTION 3. Publication. This Resolution shall be published as required in the official journal of the District.

This Resolution, having been submitted to a vote in regular session assembled, by the Parish Council of Livingston Parish, as governing authority for the Juban Crossing Community Development District, the vote thereon being as follows:

YEAS: MR. ERDEY, MR. WASCOM, MR. GOFF, MR. TAYLOR, MR. WATTS,
MR. COATES, MR. MANGUS, MS. SANDEFUR

NAYS: NONE

ABSTAIN: NONE

ABSENT: MR. CHAVERS

WHEREUPON, this resolution was declared to be adopted on the 13th day of March, 2025.

/s/ Sandy C. Teal
Sandy C. Teal, Council Clerk

/s/ Billy Taylor
Billy Taylor, Council Chairman

CERTIFICATE OF CLERK

The undersigned, Clerk of the Parish of Livingston, State of Louisiana governing authority for the Juban Crossing Community Development District (the "**District**") does hereby certify that the foregoing pages constitute a true and correct copy of:

A RESOLUTION OF THE JUBAN CROSSING COMMUNITY DEVELOPMENT DISTRICT, PARISH OF LIVINGSTON, STATE OF LOUISIANA TO ADOPT THE OPERATING BUDGET OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR 2025.

IN WITNESS WHEREOF, I have subscribed my official signature as Clerk of the Parish Council, governing authority of the District on this, the 13th day of March, 2025.

/s/ Sandy C. Teal
 Sandy C. Teal, Parish Clerk

EXHIBIT "A"

Juban Crossing Community Development District
 General Fund
 Fiscal Year 2025

Chart of Accounts Classification	Budget for 2025
REVENUES	
Special Assessments	
Developer Contributions	\$ 63,392
TOTAL REVENUES	\$ 63,392
EXPENDITURES - ADMINISTRATIVE	
Financial & Administrative	
Administration Services	\$ 2,400
Arbitrage Rebate Calculation	\$ 450
Auditing Services	\$ 15,000
Bank Fees	\$ -
B-Bond Prepayment Payoff Quotes	\$ 2,000
Disclosure Report	\$ 3,000
District Engineer	\$ -
District Management	\$ 8,000
Financial & Revenue Collections	\$ 3,600
Legal Advertising	\$ 2,500
Miscellaneous Fees	\$ 500
Public Officials Liability Insurance	\$ 4,512
Trustees Fees	\$ 7,366
Legal Counsel	
District Counsel	\$ 10,000
Administrative Subtotal	\$ 59,328
EXPENDITURES - FIELD OPERATIONS	
Other Physical Environment	
General Liability Insurance / Property	\$ 4,063
Miscellaneous Expense	\$ -
Field Operations Subtotal	\$ 4,063
TOTAL EXPENDITURES	\$ 63,392
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Having no other business to conduct, the chair called for a motion to adjourn the meeting.

RESOLUTION NO. JCCDD2025-002

MOTION was offered by John Wascom and duly seconded by Erin Sandefur to adjourn the March 13, 2025 meeting of the Board of Supervisors of Juban Crossing Community Development District.

Upon being submitted to a vote, the vote thereon was as follows:

YEAS: MR. ERDEY, MR. WASCOM, MR. GOFF, MR. TAYLOR, MR. WATTS,
MR. COATES, MR. MANGUS, MS. SANDEFUR

NAYS: NONE

ABSTAIN: NONE

ABSENT: MR. CHAVERS

WHEREUPON, this resolution was declared to be adopted on the 13th day of March, 2025.

/s/ Sandy C. Teal
Sandy C. Teal, Council Clerk

/s/ Billy Taylor
Billy Taylor, Council Chairman