



**Build Baton Rouge Board of Commissioners
Special Meeting**

Date: Monday, April 27, 2026

Place: 725 Main Street, Baton Rouge, LA 70802

Time: 9:00 A.M.

Minutes

Attending Board Members: Charles Landry, Vice Chair; Will Campbell, Treasurer; Bobby Hamilton (each a "Commissioner")

Also attending: Deidre Robert, President and CEO; Marlee Pittman Miller, Vice President and COO; Michael Fuselier, Director of Finance; Kendra Hendricks, Senior Development Coordinator; Tricia Prewitt, Administrative Officer; Joshua Jefferson, Land Bank & Real Estate Counsel; Dexter Alexander, Community Real Estate Coordinator, Kincaid Jackson, Kean Miller; Rinaldi Jacobs; Byron Turner

Meeting Called by: Charles Landry

Type of Meeting: Build East Baton Rouge (Build EBR) Board of Commissioners – Special Meeting

Note Taker: Tricia Prewitt

❖ **Action Item**

- a. Mr. Landry called the meeting to order at 9:00 am.
- b. Mr. Landry confirmed receipt of proof of notice of meeting and the posting of public notice.
- c. Mr. Landry confirmed the number of Board Commissioners present and the constitution of a majority.

❖ **Action Item: Consideration for approval of modifications proposed by the current Lessee and Sub-Lessee, to that certain Lease by the Authority to Electric Depot, LLC dated December 2, 2016, of property located at the corner of Government Street and South 15th Street, consisting of Lots 24, 25, 26, 27, 28, 29, 30, 31, GSU-1, GSU-2, GSU-3, 27-A-1, and 27-A-2, including the bifurcation of the Lease to establish a direct lease of Lot GSU-2 to GSU-2 LEASE HOLDCO, LLC, as affiliate and designee of the current subtenant Red Stick SPE Holding Company, LLC.**

❖

- a. Mr. Jackson reviewed the terms with the Board. Changes include:
 - Allows lease by the Authority to Electric Depot, LLC to be split into a sub-lease, with GSU-2 Lease HoldCo, LLC
 - Electric Depot, LLC and GSU-2 HoldCo, LLC have agreed to pay a full year of rent up front at the execution of the new leases



- Electric Depot, LLC is the guarantee for both the lease and the sub-lease for a 5 year period.
 - The prior agreement was just for the structure; the new agreement extends to the outside space, with a common area agreement in place
 - A dispute resolution clause has been added that requires mediation for any common area disputes; the mediator provides the final ruling
- b. Mr. Landry moves to approve the modifications. Mr. Hamilton seconded the motion. Mr. Landry opened the meeting for any questions or public comments. Ms. Prewitt verified that no members of the public were waiting in the overflow room with comment or questions. Mr. Landry called for a roll call vote. Mr. Campbell, Approved. Mr. Hamilton, Approved. Mr. Landry, Approved. The roll call vote was unanimous. The modifications were approved as presented in documentation provided by Mr. Jackson in the meeting.

❖ **Action Item: Public Comment**

- a. There was no public comment, as verified by Ms. Prewitt

❖ **Action Item: Adjourn to Executive Session to discuss negotiations between the authority and prospective seller(s), purchaser(s), lessor(s), or lessee(s) of immovable property owned by the Authority pursuant to LA. R.S. 4720.151(G)(12)**

- a. The Board did not adjourn to Executive Session

❖ **Action Item: Adjournment**

- a. Mr. Landry entertained a motion to adjourn. Mr. Campbell made a motion to adjourn; Mr. Hamilton seconded. The meeting was adjourned at 9:15 a.m.