OFFICE OF THE STATE REGISTER INSERTION ORDER (eff.02/26)

Claiborne Building 1201 North Third Street Suite 3-220 Post Office Box 94095
Baton Rouge, LA 70804-9095 PHONE (225)342-5015 FAX (225)342-0284

(SUBMIT A SEPARATE INSERTION ORDER PER DOCUMENT)

☐ **EMERGENCY RULE** ☑ **NOTICE OF INTENT** ☐ **RULE** ☐ **POTPOURRI**

Adoption Date of EMR: _____

Effective Date of EMR: _____

REFER TO INSTRUCTIONS ON REVERSE SIDE

This is your authority to publish the document indicated above in the *Louisiana Register* for (month, year): 11/2026

Office/Board/Commission promulgating this document: Office of Economic Development

Department under which office/board/commission is classified: Louisiana Economic Development

Person whose signature will appear in the publication (at the end of the document): Name: Anne G. Villa

Job Title: Deputy Secretary/CFO

Person to contact regarding this document: Name: Stephanie Le Grange Phone number: 342-5406

Email: stephanie.legrange@la.gov Fax number: _____

Short descriptive listing for this document to be used in the *Louisiana Register's* **TABLE OF CONTENTS/INDEX:**
Fast Sites Program

File name: _____

Important: If submitting both an Emergency Rule (ER) and a Notice of Intent (NOI) to be published this month, **AND** if the rule text in the ER is identical to the rule text in the NOI, check here: ☐

Signature of Agency Head or Designee: Anne G. Villa Digitally signed by Anne G. Villa Date: 2026.11.08 17:53:49 -06'00'

Print Name and Title of Agency Head or Designee: Anne G. Villa, Deputy Secretary/CFO

CERTIFICATION OF AVAILABLE FUNDS **DOCUMENT #** _____

LAGOV AGENCY: I certify the availability of appropriated funds for fiscal year ____ for the payment of the above referenced publication and authorize the processing of an Interagency Billing with the following coding on the 30th of the month of the publication. Attach supplemental sheet for additional lines of coding.

Business Area: 250 General Ledger: _____ Cost Center: 2501011000 Grant: _____

Fund: 2500000000 WBS: _____ Internal Order: 5950038 Functional Area: _____

NON-LAGOV AGENCY: I certify the availability of appropriated funds for fiscal year 2027 for the payment of the above referenced publication and agree to place corresponding invoice in line for payment upon receipt.

Signature of Agency Head or Designee: _____

Billing Contact Information:

Agency Name: Louisiana Economic Development

Agency Contact Person for Billing: Taylor Richard

Agency E-Mail Address for Billing: Taylor.Richard@la.gov

NOTE: Detailed billing information will be provided via a publishing invoice sent to the Billing Contact Information provided.

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Job Title: Deputy Secretary/CFO

Person to contact regarding this document: Name: Stephanie Le Grange Phone number: 342-5406

Email: stephanie.legrange@la.gov Fax number: _____

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Signature of Agency Head or Designee: _____

Print Name and Title of Agency Head or Designee: Anne G. Villa, Deputy Secretary/CFO

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Business Area: 250 General Ledger: _____ Cost Center: 2501011000 Grant: _____

Fund: 2500000000 WBS: _____ Internal Order: 5950038 Functional Area: _____

NON-LAGOV AGENCY: I certify the availability of appropriated funds for fiscal year 2027 for the payment of the above referenced publication and agree to place corresponding invoice in line for payment upon receipt.

Signature of Agency Head or Designee: Kathy Blankenship Digitally signed by Kathy Blankenship Date: 2026.11.06 11:37:27 -06'00'

Billing Contact Information:

Agency Name: Louisiana Economic Development

Agency Contact Person for Billing: Taylor Richard

Agency E-Mail Address for Billing: Taylor.Richard@la.gov

NOTE: Detailed billing information will be provided via a publishing invoice sent to the Billing Contact Information provided.

FISCAL AND ECONOMIC IMPACT STATEMENT
FOR ADMINISTRATIVE RULES

Person Preparing Statement:	Stephanie Le Grange	Dept.:	Louisiana Economic Development
Phone:	225-342-5406	Office:	Office of Economic Development
Return Address:	100 North Street, 7th Floor	Rule Title:	Site Investment and Infrastructure Improvement Fund
	Baton Rouge, LA 70802		
		Date Rule Takes Effect:	Upon promulgation

SUMMARY
(Use complete sentences)

In accordance with Section 961 of Title 49 of the Louisiana Revised Statutes, there is hereby submitted a fiscal and economic impact statement on the rule proposed for adoption, repeal or amendment. THE FOLLOWING STATEMENTS SUMMARIZE ATTACHED WORKSHEETS, I THROUGH IV AND WILL BE PUBLISHED IN THE LOUISIANA REGISTER WITH THE PROPOSED AGENCY RULE.

I. ESTIMATED IMPLEMENTATION COSTS (SAVINGS) TO STATE OR LOCAL GOVERNMENTAL UNITS (Summary)

The proposed rule is not anticipated to result in any direct material effect on governmental expenditures or savings to state or local governmental units. The proposed rule amends program guidelines for the Site Investment and Infrastructure Improvement Fund.

Louisiana Economic Development (LED) anticipates no impact on implementation costs or savings as a result of the proposed rules. Existing LED staff and resources should be sufficient to administer the program.

II. ESTIMATED EFFECT ON REVENUE COLLECTIONS OF STATE OR LOCAL GOVERNMENTAL UNITS (Summary)

The proposed rule allows returned or repaid funds to be reused within the program, subject to appropriation, and permits LED to structure awards as loans, in whole or in part. As funds are partially or fully recovered, this will result in statutory dedication revenue for the Site Investment and Infrastructure Improvement Fund.

III. ESTIMATED COSTS AND/OR ECONOMIC BENEFITS TO DIRECTLY AFFECTED PERSONS, SMALL BUSINESSES, OR NON-GOVERNMENTAL GROUPS (Summary)

The administrative costs associated with program participation by projects located on privately owned lands may increase due to costs associated with required mortgages, title insurance policies, and related legal fees deemed necessary to secure the state's interest. In the first round of program funding, LED approved three private property awards requiring these additional measures. Based on costs incurred to date, title insurance premiums and related legal costs are estimated to range from approximately $5,000 to $40,000 per project, depending on the amount of the award and complexity of the transaction.

The proposed rule also lowers the minimum award for program participants from $1 M to $500,000, potentially allowing LED to issue more smaller awards to participants within available program funding.

IV. ESTIMATED EFFECT ON COMPETITION AND EMPLOYMENT (Summary)

Awards and resulting activity, particularly related to providing site development and infrastructure improvement services, may result in employment increases in related industries. Attracting additional economic development projects may impact competition and employment. Louisiana properties receiving benefits under this program will gain a competitive advantage over properties that do not receive the program's benefits.

Anne G. Villa Digitally signed by Anne G. Villa Date: 2026.11.08 17:51:58 -06'00'
Signature of Head or Designee

Anne G. Villa, Deputy Secretary/CFO
Typed Name & Title of Agency Head or Designee

Date of Signature

Legislative Fiscal Officer or Designee, Deputy Fiscal Officer

11/09/2026
Date of Signature

FISCAL AND ECONOMIC IMPACT STATEMENT
FOR ADMINISTRATIVE RULES

The following information is required in order to assist the Legislative Fiscal Office in its review of the fiscal and economic impact statement and to assist the appropriate legislative oversight subcommittee in its deliberation on the proposed rule.

A. Provide a brief summary of the content of the rule (if proposed for adoption, or repeal) or a brief summary of the change in the rule (if proposed for amendment). Attach a copy of the notice of intent and a copy of the rule proposed for initial adoption or repeal (or, in the case of a rule change, copies of both the current and proposed rules with amended portions indicated).

The proposed rule amends program guidelines for the Site Investment and Infrastructure Improvement Fund.

B. Summarize the circumstances, which require this action. If the Action is required by federal regulation, attach a copy of the applicable regulation.

The proposed rule updates program guidelines to reflect current program administration, lowers the minimum award amount from $1 M to $500,000, and clarifies provisions governing the use and recovery of fund monies.

C. Compliance with Act 11 of the 1986 First Extraordinary Session

(1) Will the proposed rule change result in any increase in the expenditure of funds? If so, specify amount and source of funding.

No, the proposed rule should not result in an increase in expenditures.

(2) If the answer to (1) above is yes, has the Legislature specifically appropriated the funds necessary for the associated expenditure increase?

(a) _____ YES. If yes, attach documentation.

(b) _____ NO. If no, provide justification as to why this rule change should be published at this time.

D. Compliance with Act 98 of the 2025 Regular Session

(1) Will the proposed rule change result in either the expenditure of state funds or an economic impact involving costs to regulated entities estimated at $200,000 or more per year or $600,000 or more over three years?

(a) _____ YES. (proceed to question D.2 on this page)

(b) ____X_____ NO.

(2) If the answer to (1) above is yes, was there a fiscal note for the enacted legislation that required this action (attach documentation)?

(a) _____ YES, and all cost impacts were contemplated in the Fiscal Note.

(b) _____ YES, but cost impacts exceed those contemplated in the Fiscal Note.

(c) _____ NO.

FISCAL AND ECONOMIC IMPACT STATEMENT
WORKSHEET

I. A. COSTS OR SAVINGS TO STATE AGENCIES RESULTING FROM THE ACTION PROPOSED

1. What is the anticipated increase (decrease) in costs to implement the proposed action?

COSTS	FY 27	FY 28	FY 29
PERSONAL SERVICES	$0	$0	$0
OPERATING EXPENSES	$0	$0	$0
PROFESSIONAL SERVICES	$0	$0	$0
OTHER CHARGES	$0	$0	$0
EQUIPMENT	$0	$0	$0
MAJOR REPAIR & CONSTR.	$0	$0	$0
TOTAL	$0	$0	$0
POSITIONS (#)	0	0	0

2. Provide a narrative explanation of the costs or savings shown in "A. 1.", including the increase or reduction in workload or additional paperwork (number of new forms, additional documentation, etc.) anticipated as a result of the implementation of the proposed action. Describe all data, assumptions, and methods used in calculating these costs.

Louisiana Economic Development (LED) anticipates no impact on implementation costs or savings as a result of the proposed rule. Existing LED staff and resources should be sufficient to administer the program.

3. Sources of funding for implementing the proposed rule or rule change.

SOURCE	FY 27	FY 28	FY 29
STATE GENERAL FUND	$0	$0	$0
AGENCY SELF-GENERATED	$0	$0	$0
DEDICATED	$0	$0	$0
FEDERAL FUNDS	$0	$0	$0
OTHER (Specify)	$0	$0	$0
TOTAL	$0	$0	$0

4. Does your agency currently have sufficient funds to implement the proposed action? If not, how and when do you anticipate obtaining such funds?

Yes, LED has sufficient funds to cover administrative implementation costs.

B. COST OR SAVINGS TO LOCAL GOVERNMENTAL UNITS RESULTING FROM THE ACTION PROPOSED.

1. Provide an estimate of the anticipated impact of the proposed action on local governmental units, including adjustments in workload and paperwork requirements. Describe all data, assumptions and methods used in calculating this impact.

There are no anticipated costs or savings to local governmental units resulting from the proposed rule.

2. Indicate the sources of funding of the local governmental unit, which will be affected by these costs or savings.

No sources of funding of local government will be affected.

FISCAL AND ECONOMIC IMPACT STATEMENT
WORKSHEET

II. EFFECT ON REVENUE COLLECTIONS OF STATE AND LOCAL GOVERNMENTAL UNITS

A. What increase (decrease) in revenues can be anticipated from the proposed action?

REVENUE INCREASE/DECREASE	FY 27	FY 28	FY 29
STATE GENERAL FUND	$0	$0	$0
AGENCY SELF-GENERATED	$0	$0	$0
DEDICATED	INCREASE	INCREASE	INCREASE
FEDERAL FUNDS	$0	$0	$0
LOCAL FUNDS	$0	$0	$0
TOTAL	$0	$0	$0

*Specify the particular fund being impacted.

B. Provide a narrative explanation of each increase or decrease in revenues shown in "A." Describe all data, assumptions, and methods used in calculating these increases or decreases.

The proposed rule allows returned or repaid funds to be reused, subject to appropriation, and permits LED to structure awards as loans, in whole or in part. As funds are partially or fully recovered, this will result in statutory dedication revenue for the Site Investment and Infrastructure Improvement Fund.

FISCAL AND ECONOMIC IMPACT STATEMENT
WORKSHEET

III. COSTS AND/OR ECONOMIC BENEFITS TO DIRECTLY AFFECTED PERSONS, SMALL BUSINESSES, OR NONGOVERNMENTAL GROUPS

A. What persons, small businesses, or non-governmental groups would be directly affected by the proposed action? For each, provide an estimate and a narrative description of any effect on costs, including workload adjustments and additional paperwork (number of new forms, additional documentation, etc.), they may have to incur as a result of the proposed action.

Program participants will be affected by the proposed rule. The administrative costs associated with program participation by projects located on privately owned lands may increase due to costs associated with required mortgages, title insurance policies, and related legal fees deemed necessary to secure the state's interest. In the first round of program funding, LED approved three private property awards requiring these additional measures. Based on costs incurred to date, title insurance premiums and related legal costs are estimated to range from approximately $5,000 to $40,000 per project, depending on the amount of the award and complexity of the transaction.

B. Also provide an estimate and a narrative description of any impact on receipts and/or income resulting from this rule or rule change to these groups.

The proposed rule also lowers the minimum award for program participants from $1 M to $500,000, potentially allowing LED to issue more smaller awards to participants within available program funding.

IV. EFFECTS ON COMPETITION AND EMPLOYMENT

Identify and provide estimates of the impact of the proposed action on competition and employment in the public and private sectors. Include a summary of any data, assumptions and methods used in making these estimates.

Awards and resulting activity, particularly related to providing site development and infrastructure improvement services, may result in employment increases in related industries. Attracting additional economic development projects may impact competition and employment. Louisiana properties receiving benefits under this program will gain a competitive advantage over properties that do not receive the program's benefits.

LED reports that Louisiana's existing Certified Sites program has yielded all or portions of 43 sites moving into commerce. At full build-out, these projects represent more than $40.2 B in capital expenditures, more than 7,140 jobs, and total annual wages of more than $468 M.

Title 13
Economic Development
Part I. Financial Incentive Programs
Chapter 55. Site Investment and Infrastructure Improvement Fund

§5501. Purpose

A. The purpose of this Chapter is to implement the Site Investment and Infrastructure Improvement Fund, hereafter referred to as the "fund", as established by R.S. 51: 2316.

B. This Chapter shall be administered solely for site investment and infrastructure improvements for economic development purposes.

AUTHORITY NOTE: Promulgated in accordance with R.S. 36:104 and R.S. 51:2316.
HISTORICAL NOTE: Promulgated by Louisiana Economic Development, Office of Economic Development, LR 52:234 (February 2026).

§5503. Definitions.

A. Terms not otherwise defined in this Chapter shall have the same meaning given to them in R.S. 51:2316, unless the context clearly requires otherwise.

B. In this Chapter, the following terms shall have the meanings provided herein, unless the context clearly indicates otherwise.

Begin Construction—construction of an infrastructure project shall begin when:

a. in the case of a new building, either:

i. materials to be used in the project, worth more than 5 percent of the construction budget, are placed at the project site; or

ii. other work is performed on the site which is visible from a simple inspection and reasonably indicates that the work has begun, such as substantial land fill, soil reinforcement or pouring of a foundation.

b. in the case of a retrofit project to an existing structure:

i. materials to be used in the project, worth more than 10 percent of the construction budget, are placed at the project site; or

ii. equipment to be used in the project, worth more than 20 percent of the construction budget, is placed and operational at the project site.

c. or as otherwise approved by the secretary

Department—Louisiana Economic Development. Abbreviated and also known as "LED"

Distressed Community—an area that is economically distressed or underdeveloped, which is defined as:

a. lowest 25 percent of parishes by average annual wage according to the Bureau of Labor Statistics (BLS), or

b. areas considered *Deeply Distressed* within the New Market Tax Credit program administered by the U.S. Department of the Treasury's (Treasury) Community Development Financial Institutions Fund (CDFI) in accordance with Internal Revenue Code 26 U.S.C. 45D, and applicable Treasury regulations 26 CFR 1.45D-1, as may be amended, or

c. as approved by the Secretary.

Other Property—property that is not publicly owned, to the extent allowable under Article VII, Section 14 of the Louisiana Constitution or other applicable state law, as approved by LED, and subject to the provisions of 5507A(2)(b).

Public-Private Partnerships—any agreement or combination of agreements, pursuant to which at least one public entity and one private entity are parties, obligating a private entity to make an investment in site or infrastructure improvements in Louisiana, as approved by LED.

Public Site—a site which a public entity owns.

Regional Economic Development Organization—any of the following eight state organizations: the Baton Rouge Area Chamber; the Central Louisiana Economic Development Alliance; Greater New Orleans, Inc.; the Northeast Louisiana Economic Alliance; the North Louisiana Economic Partnership; One Acadiana; the South Louisiana Economic Council; the Southwest Louisiana Economic Development Alliance, or any of their successors. Abbreviated and also known as "REDO".

Secretary—secretary of Louisiana Economic Development.

Site—~~immovable property, with or without improvements thereon,~~ the geographical or project location, located in the state.

AUTHORITY NOTE: Promulgated in accordance with R.S. 36:104 and R.S. 51:2316.
HISTORICAL NOTE: Promulgated by Louisiana Economic Development, Office of Economic Development, LR 52:234 (February 2026).

§5505. General Principles

A. The following general principles will direct the administration of the program.

1. Awards are not be considered as an entitlement, and the secretary has the final authority to determine whether or not each particular applicant is eligible and meets the criteria of the award, and in all such circumstances, the exercise of that discretion shall be deemed to be a final determination of the applicant's award status.

a. At the discretion of the Secretary, awards under this program may be structured, in whole or part, as a loan. Each award agreement shall specify the repayment terms applicable to the award on an annual basis.

i. Unless otherwise provided in the award agreement, repayment shall be required if the recipient materially deviates from the scope of the approved project, ceases operations, knowingly submits materially false or inaccurate information in the application or award process, relocates qualifying moveable project assets outside of the state without written approval, or otherwise defaults under the terms of the award agreement.

2. Award amounts, per project, may vary at the discretion of LED, with a minimum award of ~~one million~~ five hundred thousand dollars.

3. Applicants shall identify a funding match of at least 50%.

4. LED may negotiate with each applicant seeking an award based on the individual merits of each projects.

5. Award agreements shall contain "clawback" provisions to protect the state in case of default.

6. Award funds shall be used for the approved project only.

7. Awards may be administered by LED directly, or LED may use funds to contract with a third party administrator to undertake such activities.

8. Applications shall be accepted subject to availability of funding in any given year, or as otherwise determined by LED.

9. As a general rule, applicants may apply for more than one statutory benefit program administered by LED, provided that:

a. separate applications are submitted per program; and

b. program applicants do not receive a double benefit on the same expenditure.

B. Program funding.

1. Funding for this program is provided by any money transferred, donated, returned, paid back or appropriated to the Site Investment and Infrastructure Improvement Fund ("Fund"), with an initial fund deposit of one hundred and fifty million dollars in fiscal year 2026, supplemented by additional funding of fifty million dollars in fiscal year 2027, and any future funding that may be provided by the legislature.

2. LED may not authorize issuance of payments exceeding the available monies in the Fund.

3. The issuance of payments shall be subject to funding availability in any given fiscal year.

4. Monies in the fund shall be utilized in accordance with the department's strategic plan and program priorities. The department shall consider the following factors in the allocation of monies:

a. demonstrated market demand in priority sectors.

b. performance measures.

c. return on investment.

d. impact on distressed communities.

e. public benefit and economic impact.

f. site potential.

5. Notwithstanding any provision of law to the contrary, the department shall prioritize allocation of monies to purposes that meet any of the following criteria:

a. leverage public-private partnerships, private equity, or other resources.

b. address specific and critical needs for high-potential projects.

c. are a Louisiana Economic Development certified site.

AUTHORITY NOTE: Promulgated in accordance with R.S. 36:104 and R.S. 51:2316.

HISTORICAL NOTE: Promulgated by Louisiana Economic Development, Office of Economic Development, LR 52:235 (February 2026).

§5507. General Program Description

A. Funding may be available for site investment and infrastructure improvement projects with demonstrated economic development purposes as follows:

1. Applicants

a. Applications may be submitted by local or regional economic development organizations, municipalities, non-profit organizations, redevelopment authorities or political subdivisions and such organizations shall be considered qualified applicants.

b. Public-private partnerships or other quasi-private entities may be considered qualified applicants at the discretion of the secretary.

2. Project Location

a. Projects may be located on either public or privately owned lands, however, projects located on privately owned lands may be subject to additional restrictions or requirements such as higher match percentages, or higher loan commitment fees, and payment of mortgage or title fees, and

b. Reimbursement of funds expended on private or other property is contingent upon written evidence being provided to LED that such development costs are allowable under Article VII, Section 14 of the Constitution and any other applicable state law. Such evidence may include but not be limited to a final judicial determination from a court of competent jurisdiction.

3. Project Timeline

a. As a general rule, funds shall be obligated and projects shall begin construction within nine months of the fully executed contract. However, LED will evaluate the readiness of each project and memorialize all applicable construction deadlines and project milestones in a contract between all appropriate parties.

4. Construction Components

a. Eligible project costs may include but not be limited to the following expenses:

i. rail or road access;

ii. utility extensions;

iii. wetland mitigation;

iv. demolition;

v. expansion;

vi. remediation;

vii. land purchases.

b. Unless otherwise approved by the secretary, ineligible project costs may include but not be limited to:

i. consulting fees;

ii. legal or financial service fees;

iii. marketing of site;

iv. moveable equipment;

v. routine site maintenance;

vi. any expenses occurring outside of the approved construction period.

c. Unless otherwise approved by the secretary, eligible project costs are only those incurred after the date of award notification from LED.

5. Award Agreement

a. LED shall enter into an award agreement with the owner of the site receiving the benefit of the investment.

b. Award agreements may be styled as Cooperative Endeavor Agreements, Interagency Agreements, or as otherwise deemed appropriate by LED.

AUTHORITY NOTE: Promulgated in accordance with R.S. 36:104 and R.S. 51:2316.

HISTORICAL NOTE: Promulgated by Louisiana Economic Development, Office of Economic Development, LR 52:235 (February 2026).

§5509. Application Procedure

A. LED will provide a standard application form which applicants may be required to use to apply for assistance under this program. Applications may be filed through LED's online portal, or as otherwise directed by LED.

B. The application shall include, but not be limited to, the following information:

1. applicant name;

2. contact person and their title;

3. applicant physical address;

4. applicant phone number and email address;

5. description of the proposed project, including the following:

a. site location;

b. target industry;

c. funding match identification;

d. prior due diligence reports;

e. site readiness;

f. breakdown of proposed site improvements, with proposed construction timeline, engineering report, bids/cost estimates, as may be applicable;

g. impact on distressed communities;

h. an outline of possible public-private partnership entities and opportunities;

i. repayment schedule defined on an annual payment basis;

6. authorization to do business in the state, via Secretary of State registration~~, as applicable~~;

7. any additional information requested by LED; and

8. letters of support from the applicable regional economic development organization and state legislators (from both House Representative and Senator).

C. A non-refundable application fee is due in accordance with R.S. 36:104, to be payable as follows: an initial payment of $250 due upon application submission, with a supplemental fee up to the maximum application fee authorized by law, based upon the total amount of incentives or program award to be recognized, as directed by LED.

AUTHORITY NOTE: Promulgated in accordance with R.S. 36:104 and R.S. 51:2316.

HISTORICAL NOTE: Promulgated by Louisiana Economic Development, Office of Economic Development, LR 52:236 (February 2026).

§5511. Selection Criteria

A. LED will consider various discretionary factors when determining which applications will be funded. Among the factors which may be taken into consideration include, but are not limited to:

1. demonstrated market demand in priority sectors;

2. performance measures;

3. return on investment;

4. impact on distressed communities;

5. public benefit and economic impact;

6. site potential;

7. availability of funding; and

8. best interests of the state.

AUTHORITY NOTE: Promulgated in accordance with R.S. 36:104 and R.S. 51:2316.

HISTORICAL NOTE: Promulgated by Louisiana Economic Development, Office of Economic Development, LR 52:236 (February 2026).

§5513. LED Action—Approval or Denial Provisions

A. In the event LED determines that an applicant is eligible, funding is available, and an award would be appropriate, LED will negotiate all appropriate provisions with interested parties, and issue applicable contracts, specifying the funding amount and the terms and conditions of the award.

~~1. Partially forgivable loans may be awarded the discretion of LED. Forgiveness conditions include but are not limited to: Site located in a distressed community, locating entity creates ten jobs that pay at or above 150 percent of the parish average wage, and locating entity has invested an additional one billion dollars.~~

B. In the event an application is denied, LED shall issue a written denial.

C. LED reserves the right to enter into public-private partnerships if determined to be in the best interest of the State.

AUTHORITY NOTE: Promulgated in accordance with R.S. 36:104 and R.S. 51:2316.

HISTORICAL NOTE: Promulgated by Louisiana Economic Development, Office of Economic Development, LR 52:236 (February 2026).

§5515. Return of Benefits

A. If an applicant receives an award from the fund and it is subsequently determined that the applicant did not qualify for the benefit then:

1. Future payments to the applicant shall be reduced by the amount wrongfully received by the applicant; or,

2. If there are no future payments due the applicant from which to deduct the amount owed, LED may recover any monies wrongfully obtained.

AUTHORITY NOTE: Promulgated in accordance with R.S. 36:104 and R.S. 51: 2316.

HISTORICAL NOTE: Promulgated by Louisiana Economic Development, Office of Economic Development, LR 52:237 (February 2026).

§5517. Annual Reporting

A. LED shall include a detailed listing of all project awards in its annual report to the legislature, in accordance with R.S. 36:104.

AUTHORITY NOTE: Promulgated in accordance with R.S. 36:104 and R.S. 51:2316.

HISTORICAL NOTE: Promulgated by Louisiana Economic Development, Office of Economic Development, LR 52:237 (February 2026).

NOTICE OF INTENT

Louisiana Economic Development
Office of Economic Development

Site Investment and Infrastructure Improvement Fund
(LAC 13:Part I.Chapter 55)

Louisiana Economic Development (LED), as authorized by and pursuant to the provisions of the Administrative Procedure Act, R.S. 49:950 et seq., R.S. 36:104, R.S. 51:2316 and Act 636 of the 2026 Regular Legislative Session, hereby provide notice of their intent to promulgate rules to be used by LED in administration of the Site Investment and Infrastructure Improvement Fund Program, also known as the Fast Sites Program.

Title 13
Economic Development
Part I. Financial Incentive Programs
Chapter 55. Site Investment and Infrastructure Improvement Fund

§5503. Definitions.

A. - B. …

* * *

Site—the geographical or project location, located in the state.

* * *

AUTHORITY NOTE: Promulgated in accordance with R.S. 36:104 and R.S. 51:2316.

HISTORICAL NOTE: Promulgated by Louisiana Economic Development, Office of Economic Development, LR 52:234 (February 2026), amended by Louisiana Economic Development, Office of Economic Development, LR 52:

§5505. General Principles

A.-1 …

a. At the discretion of the Secretary, awards under this program may be structured, in whole or part, as a loan. Each award agreement shall specify the repayment terms applicable to the award on an annual basis.

i. Unless otherwise provided in the award agreement, repayment shall be required if the recipient materially deviates from the scope of the approved project, ceases operations, knowingly submits materially false or inaccurate information in the application or award process, relocates qualifying moveable project assets outside of the state without written approval, or otherwise defaults under the terms of the award agreement.

2. Award amounts, per project, may vary at the discretion of LED, with a minimum award of five hundred thousand dollars.

3. Applicants shall identify a funding match of at least 50%.

A.4. – B …

B1. 1. Funding for this program is provided by any money transferred, donated, returned, paid back or appropriated to the Site Investment and Infrastructure Improvement Fund ("Fund"), with an initial fund deposit of one hundred and fifty million dollars in fiscal year 2026, supplemented by additional funding of fifty million dollars in fiscal year 2027 and any future funding that may be provided by the legislature.

B.2. – B.5.c. …

AUTHORITY NOTE: Promulgated in accordance with R.S. 36:104 and R.S. 51:2316.

HISTORICAL NOTE: Promulgated by Louisiana Economic Development, Office of Economic Development, LR 52:235 (February 2026), amended by Louisiana Economic Development, Office of Economic Development, LR 52:

§5507. General Program Description

A.- A.1.b. …

2. Project Location

a. Projects may be located on either public or privately owned lands, however, projects located on privately owned lands may be subject to additional restrictions or requirements such as higher match percentages, higher loan commitment fees, and payment of mortgage or title fees, and

A.2.b.-A.4.b.vi. …

c. Unless otherwise approved by the secretary, eligible project costs are only those incurred after the date of award notification from LED.

5. Award Agreement

a. LED shall enter into an award agreement with the owner of the site receiving the benefit of the investment.

b. Award agreements may be styled as Cooperative Endeavor Agreements, Interagency Agreements, or as otherwise deemed appropriate by LED.

AUTHORITY NOTE: Promulgated in accordance with R.S. 36:104 and R.S. 51:2316.

HISTORICAL NOTE: Promulgated by Louisiana Economic Development, Office of Economic Development, LR 52:235 (February 2026), amended by Louisiana Economic Development, Office of Economic Development, LR 52:

§5509. Application Procedure

A. – B.5.h. …

i. repayment schedule defined on an annual payment basis;

6. authorization to do business in the state, via Secretary of State registration;

B.7.- C. …

AUTHORITY NOTE: Promulgated in accordance with R.S. 36:104 and R.S. 51:2316.

HISTORICAL NOTE: Promulgated by Louisiana Economic Development, Office of Economic Development, LR 52:236 (February 2026), amended by Louisiana Economic Development, Office of Economic Development, LR 52:

§5513. LED Action—Approval or Denial Provisions

A. …

A.1. [repealed]

B. – C. …

AUTHORITY NOTE: Promulgated in accordance with R.S. 36:104 and R.S. 51:2316.

HISTORICAL NOTE: Promulgated by Louisiana Economic Development, Office of Economic Development, LR 52:236 (February 2026), amended by Louisiana Economic Development, Office of Economic Development, LR 52:

Family Impact Statement

The proposed Rule is not anticipated to have an impact on family formation, stability, and autonomy as described in R.S. 49:972.

Poverty Statement

The proposed Rule is not anticipated to have an impact on poverty as described in R.S. 49:973.

Provider Impact Statement

The proposed Rule is not anticipated to have an impact on providers of services as described in HCR 170 of the 2014 Regular Legislative Session.

Small Business Statement

The proposed Rule is not anticipated to have a significant adverse impact on small businesses as defined in the Regulatory Flexibility Act. The agency, consistent with health, safety, environmental and economic factors has considered and, where possible, utilized regulatory methods in drafting the proposed rule to accomplish the objectives of applicable statutes while minimizing any anticipated adverse impact on small businesses.

Public Comments

Interested persons should submit written comments on the proposed Rules to Landon Lemoine through the close of business on **Wednesday, December 30, 2026** at the Louisiana Economic Development, 100 North 3rd Street, 7th Floor, Baton Rouge, LA 70802 or via email to Landon.Lemoine@la.gov.

Public Hearing

A meeting for the purpose of receiving the presentation of oral comments will be held at **1:00 p.m.** on **Monday, January 4, 2027** at the La Salle Building, 617 North Third Street, La Belle Room, Baton Rouge, LA 70802.

Anne G. Villa
Deputy Secretary/CFO

FISCAL AND ECONOMIC IMPACT STATEMENT FOR ADMINISTRATIVE RULES

I. ESTIMATED IMPLEMENTATION COSTS (SAVINGS) TO STATE OR LOCAL GOVERNMENTAL UNITS (Summary)

The proposed rule is not anticipated to result in any direct material effect on governmental expenditures or savings to state or local governmental units. The proposed rule amends program guidelines for the Site Investment and Infrastructure Improvement Fund.

Louisiana Economic Development (LED) anticipates no impact on implementation costs or savings as a result of the proposed rules. Existing LED staff and resources should be sufficient to administer the program.

II. ESTIMATED EFFECT ON REVENUE COLLECTIONS OF STATE OR LOCAL GOVERNMENTAL UNITS (Summary)

The proposed rule allows returned or repaid funds to be reused within the program, subject to appropriation, and permits LED to structure awards as loans, in whole or in part. As funds are partially or fully recovered, this will result in statutory dedication revenue for the Site Investment and Infrastructure Improvement Fund.

III. ESTIMATED COSTS AND/OR ECONOMIC BENEFITS TO DIRECTLY AFFECTED PERSONS, SMALL BUSINESSES, OR NON-GOVERNMENTAL GROUPS (Summary)

The administrative costs associated with program participation by projects located on privately owned lands may increase due to costs associated with required mortgages, title insurance policies, and related legal fees deemed necessary to secure the state's interest. In the first round of program funding, LED approved three private property awards requiring these additional measures. Based on costs incurred to date, title insurance premiums and related legal costs are estimated to range from approximately $5,000 to $40,000 per project, depending on the amount of the award and complexity of the transaction.

The proposed rule also lowers the minimum award for program participants from $1 M to $500,000, potentially allowing LED to issue more smaller awards to participants within available program funding.

IV. ESTIMATED EFFECT ON COMPETITION AND EMPLOYMENT (Summary)

Awards and resulting activity, particularly related to providing site development and

infrastructure improvement services, may result in employment increases in related industries. Attracting additional economic development projects may impact competition and employment. Louisiana properties receiving benefits under this program will gain a competitive advantage over properties that do not receive the program's benefits.