LOUISIANA ECONOMIC DEVELOPMENT

Jeff Landry
Governor

Susan Bonnett Bourgeois
Secretary

Date	9-27-2024

Louisiana Certified Small Sites Program Application

Site name	Churchill Technology & Business Park	
Street address or other physical location (Please include accurate latitude/ longitude in decimal form (not Deg/Min/Sec))	706 Churchill Parkway 29.891964 N Latitude -90.180822 W Longitude	
City/town (nearest), State, and Zip code	Avondale, LA 70094	
Parish	Jefferson	
Contact person and title (Owner, Director, etc.)	Neil Schneider, Director of Churchill Technology & Business Park	
Organization	Jefferson Parish Economic Development Commission	
Street address	706 Churchill Parkway	
City/State/Zip	Avondale, LA 70094	
Telephone	Office (504) 875-3922	Cell (513) 288-4608
E-mail	nschneider@jedco.org	

Statement of Affirmation

I have examined this application and all accompanying materials, and to the best of my knowledge, the information provided herein is correct and complete. I will notify Louisiana Economic Development in writing of any subsequently discovered errors in the information provided and will clarify, amend or supplement any information as requested by the department.

In submitting this application, I do freely participate in the Louisiana Certified Small Sites Program. I acknowledge that certification of the site by Louisiana Economic Development is made at its sole discretion and its decision is not appealable.

I therefore request certification pursuant to this application.

Signature	Title	Date
	President & CEO	7-09-2024

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Foreword

Note: This application is designed for LED's Small Sites program and is designed for sites that are at least 10 acres but less than 25 acres in size. LED has reduced the level of complexity and the number of requirements so as to reduce the overall level of effort and cost to achieve small site certification. If your site is 25 acres or larger, you must use the major/primary application.

As you prepare to undertake the LED small sites' certification process, please understand that you are preparing, in effect, a *proposal to a prospective buyer*. Do not think of this document as "busy work," necessary to get your site certified by LED. *That could be a big mistake.*

Why does LED ask for so many exhibits? Because the numerous Request for Proposals (RFPs) LED receives on a weekly basis ask for this same data. LED's required exhibit list was developed *DIRECTLY* from a lengthy list of exhibits that all of the major site selection teams use when evaluating a site.

A minimum quality submittal will get minimal interest from buyers. The exhibits being required herein will go, in their entirety, to prospective buyers from across the US and, potentially, across the globe. Make your best effort to have high-quality exhibits that will represent you and your site well with all prospective buyers. Do not short-change your site with hastily prepared exhibits and always use original, 1st generation prints. Take your time and show your site in its best light.

LED's site certification program has very high standards (comparable to those of all neighboring states) because LED and the State of Louisiana are competing globally for new facilities. Our high standards for document quality are in place because that is what it takes to compete in today's global marketplace. We want every submittal to capture the attention of prospective buyers and our aim is to at least match the level of quality and detail mandated by our competitors here in the South and elsewhere in the US.

It is not LED that the binder needs to please; it is the real estate/facility expansion teams at thousands of global corporations, as well as their professional site selectors. The comments below are directed at presenting your site on-line in the best possible way in a detailed format that corporations and site selectors alike will understand and appreciate. Our template is designed to please them and to present the required data in a format that they have come to expect. The template used for the application and the exhibits is based on detailed reviews of 10-15 national site certification programs around the country that are held in uniformly high esteem.

Our Goal with this guidance is to give your site its single best chance to be short-listed by prospective buyers and, eventually, to be selected for a new facility.

Prospective buyers that contact LED are often considering multiple states. Your site submittals will likely be compared to a dozen sites under consideration from other states. Do what you can, via enhanced submittals, to make sure your site makes it to the second round and you get a site visit from the buyer.

As previously mentioned, this document should be considered to be a high-quality proposal (to a prospective buyer!) It should be designed to communicate all necessary data quickly and concisely. Prospective buyers from Austria to Australia and London, England to London, Texas will be reviewing it.

Surprisingly, a full 95% of those reviewing the site maps and data will not be engineers and most will not be technical people. Most will be older with many in their 50s and many will wear glasses. And they will almost certainly be using their 12" laptop screens to review the sites. These considerations affect the design and style of what constitutes a quality, easy-to-grasp exhibit.

The work of the prospective buyers and their site selection team requires that they cull through the 20-30 sites they have under consideration quickly. *They will likely take 5-10-minutes at the most*, in their initial screening of any one site, as they look at various sites across the US for their future plant.

The lucky sites that capture their imagination will get a second screening that may take a week or more and may involve a Zoom call or two. And the best sites will get a 1-day initial site visit.

All that to say, the goal for this document is to capture their attention and hold it for as long as possible while communicating as much relevant information as possible. With that goal in mind, all exhibits should be simple, with bold property lines, large fonts, and uncongested depictions of the site and its environs. Having large, complex drawings with multiple datasets overlayed on it while using very small fonts (or fonts that are small when viewed on a 12" laptop) will result in less transfer of information during the somewhat hurried 5-10 minute per site culling process. Reviewing large D-sized drawings on a 12" diagonal laptop screen will be frustrating and the site review will likely end quickly. And the site that might have been selected for a new $200 million manufacturing site ends up in the pile of culled sites.

Note: Do NOT fill out this application if you have not received LED's review and approval of LED's Site Certification Pre-application form.

Instructions

Save yourself time, effort, and rework. ***Please read these instructions carefully.***

Also, to eliminate the need to complete this document a second time, please download the latest version of this application from LED's website. Do not bother submitting an application using an out-of-date version.

This is a "protected form." Please enter all data into the white spaces provided. Do not enter data into the gray spaces, which are reserved for LED use only.

Pressing the TAB key will automatically take the applicant/user from blank to blank.

> Note: We apologize that Microsoft's Spellchecker does not work on "protected forms", like this one, for some reason. Because of this shortcoming, many applicants are submitting applications with many spelling errors. So, please check the spelling yourself or have someone else review your responses to the application word-for-word. Do not let small typos detract buyers' attention from an otherwise quality document.

A. Requirement – Binders

> **Note: The Aerial Photo and the Boundary Survey should always be the first exhibits a prospective buyer will see when viewing the addendum containing the exhibits. Make these two exhibits easy to find by making them the first two exhibits following the Application.**

Applicants must plan to submit a minimum of two rounds of binders: two complete binder sets of a Draft for LED's initial review/comment and two complete binder sets containing the Final for LED's files after incorporation of LED's comments. Both sets must be complete binders representing *your best and final effort* and must contain:

1. The application (this document),
2. All required exhibits (including a separate Title page listing all exhibits by Exhibit Number and Name),
3. Tab pages separating the Application and every major exhibit,
4. A flashdrive, and
5. Any other appurtenances discussed herein.

Submission of loose-leaf documents, not in a binder, is not acceptable. Use of binder clips or staples is not permitted.

LED does not require extravagant binding but all documents must be bound. Three-ring binders are perfectly acceptable for LED purposes.

Binders should have an attractive cover and spine. The cover and spine should give the site name, the submitting agency name, and the parish name, as a minimum. All text on the cover should be in upper/lower case to aid in comprehension. (Studies since the 1940s have shown that individuals can read upper/lower case approximately 20-30% faster than all upper case.)

In addition to this Application, your binder will have anywhere from 15 – 30 exhibits. All exhibits within a binder must be separated *by a tabbed page with tabs that extend past the edge of the exhibit pages*

(standard tabs extend ½ inch) so as to allow LED personnel and/or prospective buyers, to locate a particular exhibit quickly. The tabs separating the individual exhibits should be clearly visible when looking at the edge of the binder.

Office supply stores like Office Depot/Staples sell ready-made tab sets that go from A – Z and 1 – 50. Choose one of these. Alternatively, office supply stores sell tab sets that can feed into your office printer where the actual title of the exhibit can be printed on the tab. This is preferred but is not required. That said, having printed tab pages does add to the overall quality of the submission.

Each binder in both rounds must be accompanied by a flashdrive containing a full and complete copy of the Application and all exhibits. Each exhibit must be a separate file on the flashdrive. Do not put more than one exhibit in a file. To be clear, if you have 30 exhibits of supporting data (maps, tables, correspondence, etc.) accompanying this application, the flashdrive should contain 31 files (exhibits plus this application.)

> Note: Later in these instructions, we explain that the entire Phase 1 Environmental Site Assessment report does not need to be included in the binder. (Phase 1 reports are often 300-500 pages in length.) For our purposes, we only need the summary report pages, typically the first 10-30 pages that discuss the "Recognized Environmental Conditions (RECs)," if any. However, the entire Phase 1 report must always be included on the flashdrive. Similarly, if the applicant chooses to include abbreviated sections of any other reports in the binder, the full report must still be included on the flashdrive.

B. Requirement - Upper/Lower Case

All responses MUST BE in upper/lower case. Scientific studies have shown that upper/lower case responses are easier and faster to read. Responses in all UPPER CASE are the hardest to read and will be rejected. Using upper/lower case will make it easier for your buyer to read/understand/comprehend.

All Exhibit titles on the exhibits themselves and the Title pages preceding each exhibit, should be in upper/lower case, as well.

C. Requirement - Descriptive Titles on All Exhibits

> **Note:** As mentioned previously, the Aerial Photo and the Boundary Survey should always be the first exhibits a prospective buyer will see when viewing the addendum containing the exhibits.

LED plans to build hyper-linked copies of all Certified Site applications so prospective buyers can quickly access every section, title and exhibit with just one click. In order to prepare all submissions for inclusion in a hyperlinked submission to prospective buyers, LED requires that all exhibits be given very descriptive titles. Please give each exhibit a title as long as is necessary to properly describe the contents of the exhibit.

> ***Submissions with brief, non-descriptive titles will be rejected.*** For example, the titles "Exhibit B – SHPO" and "Exhibit C – Wetlands" will both be rejected since they do not properly convey the contents of the exhibit. But, the titles "Exhibit B – SHPO Desktop Study" and "Exhibit C – National Wetlands Inventory Map" are both acceptable since they do communicate the contents sufficiently to avoid unnecessary clicks by prospective buyers.

D. Requirement - Large, Clear Labeling of All Exhibits

All attachments submitted with this Application should be CLEARLY labeled as exhibits: Exhibit A, Exhibit B, etc. All exhibits should also have a single page showing the exhibit title preceding the exhibit like: "Exhibit A – Site XXX Property Boundary Survey". So, each exhibit should consist of the following:

1. A tabbed page that has the Exhibit name or number on the tab,
2. A blank sheet with the Title of the exhibit in bold 16-point font (as a minimum size) near the upper middle of the page, and
3. The exhibit itself. The Title on the Exhibit itself should generally be placed at the top of the exhibit, be in upper/lower case, and be in a large font (16-point font, as a minimum).

   The exhibit itself should have the title to the exhibit prominently shown (Example: "Aerial Photograph of Site" but should NOT have the exhibit number/letter. That is, leave the "Exhibit A" off of the "Exhibit A" itself. LED receives RFPs on a weekly basis and each site selection consultant requests a different series of exhibits. It is confusing to them when they ask LED to send them an aerial photo of the site as Exhibit A when the aerial photo submitted for site certification is marked as Exhibit X.

The exhibit itself may be one page or 500 pages but it should be preceded by a labeled Tab and a Title page.

E. Requirement – Consistent Exhibit Naming

LED does not have any special requirement regarding exhibit numbering/naming except that all exhibits must have the same general format. If you use letters (a, b, c, etc.) to name your exhibits ("Exhibit A – XXXX"), then use letter designators on all exhibits. When you get to Exhibit Z, start over with Exhibit AA, AB, AC, until done. If you choose to use numbers to identify exhibits, then start at Exhibit "1" and increase the exhibit numbers by "1" until you are complete.

Exhibit names can have special characters like dashes in them (Example: "Exhibit A – Site XXX National Wetlands Inventory Map.") but do not use commas to separate portions of the Exhibit Name (Example: "Exhibit A, Site XXX National Wetlands Inventory Map").

When completing the Application, never add text AFTER an exhibit name unless the entire exhibit name is enclosed in quotes. Example: See "Exhibit C – Site XXX National Wetlands Inventory Map" completed on December 10.

F. Requirement – All Exhibits Referenced at Least Once

LED encourages the inclusion of exhibits that are not specifically required but might be of interest to prospective buyers. However, all exhibits should be referenced in the application at least once. If you have a useful exhibit you believe would be of interest to prospective buyers, be sure to find a logical place to reference the exhibit title within this application.

G. Requirement – Titles of Filenames Must Exactly Match Exhibit Names

It is the intent of LED to send an electronic copy of the entire binder to prospective purchasers and site selectors. For that reason, LED is asking that all documents be submitted in both hardcopy (3-ring binder with tabs separating all sections/exhibits) and electronic form (flashdrive). In addition to 16-point exhibit names preceding each exhibit (discussed above), all files submitted electronically should have a matching

filename. That is, the “Exhibit A – Site XXX Property Boundary Survey”, when submitted electronically, should have a matching filename on the thumb drive: “Exhibit A – Site XXX Property Boundary Survey.”

Note: It is critical that the documents in electronic form be clearly labeled: the titles (“filenames”) of the electronic files must contain 1) exhibit numbers and 2) document contents AND the document. The file, when opened, should have the 1) Exhibit number and 2) Exhibit Title prominently (16-point or larger as mentioned above) presented on page 1. The first page of each exhibit, as discussed earlier, should be a blank page except for the Exhibit Title in 16-point font or larger placed in the upper middle portion of the page.

H. Requirement – Map Specifications and Quality

The site must be clearly outlined on all maps, aerial photos, etc. using a wide line in a color that contrasts sharply with the surrounding colors on the map/photo. Maps without the site outlined in a bold, contrasting color will be rejected. For example, using a yellow line to represent a pipeline on a white background does not allow the prospective buyer to spot a pipeline quickly.

All maps/exhibits should be no larger than 11x17 (tabloid size).

Maps showing utilities (pipelines, electrical, sewer, etc.) should clearly delineate the utility by using wide lines drawn in contrasting colors.

When producing the flood plains map or the cultural resources map, there are sites which do not have either one or the other. In these cases, please place a large text box directly *on the body of the map* indicating that no cultural resources (or flood plains) were identified and that the whole property is cleared for development (or other appropriate language for your situation.)

Right-of-ways for utilities, drainage basins, roads, etc. are critically important to show on the maps. Always shade them in a contrasting color to make them more visible, especially on the R-O-W and property boundary maps.

Please be careful not to include too much data on one map. A wide-area map showing major regional transportation roadways does not need to show the local roadways. Too much detail on a map is distracting and results in a delay in comprehension of the content of the exhibit. Using an aerial photograph as the background on a transportation artery map can also increase clutter; consider using a neutral beige or other light pastel background to reduce clutter.

As an additional example, a flood plain map should show the floodplain, of course. Adding LDAR data to the map is also helpful but the LDAR data lines will often result in what appears to be a cluttered map. Take care to make sure the flood plains are immediately visible to the viewer and that the LDAR lines are not so pronounced that they make the flood plain areas difficult to identify. Reducing the LIDAR data to every 2’ of elevation instead of 1’ can reduce the clutter. Similarly, depicting the LIDAR data with light gray lines instead of stark white lines can reduce the perceived clutter.

Adding the location of telephone poles to telecommunication maps is not desired since it adds clutter and extraneous info not needed by prospective buyers and site selectors. Similarly, gas meters and gas valves are not needed on the natural gas map for the same reason. Leave off man-hole covers, mail boxes, cable vaults, etc., as well. Prospective buyers and site selectors do not need this level of detail.

Please add a notation on the various utility maps as to size of water lines, gas lines, electrical lines (single-phase, 3-phase, 69kV, etc.), sewer lines, etc. With respect to sewer lines, note whether they are gravity-fed or force-mains. If a pump station is nearby, please note it on the Exhibit. If water towers are nearby, please make note of them, as well, on the potable water exhibits. If a substation is nearby, please note its location on the electrical exhibits.

Floodplain maps should always state the effective date of the map and whether the floodplain map is preliminary or not. FEMA's preliminary (proposed) maps should always be used when available even when the local government is protesting them.

Please make a prominent notation on any map that may raise questions in the buyer's mind. For example, if the floodplain map does not contain any floodplains anywhere on the map, either zoom further out until floodplains are included or place a prominent text box on the exhibit that explains why the map does not show any areas of potential flooding. This might also apply to the cultural resources map and many other map exhibits.

All maps should be first generation copies; prospective buyers will have a difficult time reading 2nd and 3rd generation maps.

I. Requirement – Roadway Maps

At least one map should be included to show the roadways in the general area of the site. The map should be from a high enough elevation to show the major highways in the area. A map that is zoomed in too close will often not accomplish this goal. Typically, a good local transportation map will cover an area 1-2 miles wide but may be smaller or larger, depending on the site and the major highways accessing the site.

At least one map should be zoomed in close enough to show the site AND the nearest one or two interstate interchanges.

At least one roadway map should highlight the nearest Interstate highway; prospective buyers are always interested in interstate access. If the nearest interstate is too far from the site to show local highways in sufficient detail, a second roadway map zoomed in closer to the site should be included.

All interstate highways on a map should be clearly labeled with one or more bold interstate logos that will be quickly spotted by prospective buyers. Typically, the interstate logos should be enlarged so as to make them easy to see. Most mapping programs will not specifically highlight Interstate highways so applicants need to overcome this shortcoming manually since almost every site search requires a minimum level of proximity to interstates. As a result, it is incumbent upon applicants to specifically add larger interstate logos to appropriate exhibits.

Note: Certification requires either a highway adjacent to the site or clear legal ownership/title to a R-O-W, granted in perpetuity, to access the site.

J. Requirement – Legible, Easy-to-Understand Exhibits

LED plans to send a high-quality set of the exhibits to all prospective buyers and interested parties. To accomplish that, all exhibits must be very legible. A 2nd or 3rd generation copy is not acceptable.

LED plans to send a high-quality set of the exhibits to all prospective buyers and interested parties. To accomplish that, all exhibits must be very legible. A 2nd or 3rd generation copy is not acceptable. Use of ultra-small fonts on letter on tabloid paper is not acceptable.

> *Applicants should assume that their prospective buyer is likely reviewing the application on a smallish laptop or smartphone. The fonts should be legible when viewed on the laptop without need for magnification (zooming in). If the font is too small to be easily read under those conditions, it is likely too small and should be enlarged.*

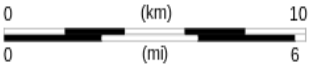
As stated elsewhere, all Exhibits/Attachments should be either letter-size or tabloid-size. Engineering-architectural sized drawings are not required or desired since 95% of those reviewing the exhibits are not engineers or scientists.

The applicant is advised to review each attachment/exhibit from the mind-set of a non-engineer. Is it appealing? (Yes, Exhibits should be appealing! You want to hold the attention of the prospective buyer, even if your Exhibit is the 31st one he has seen in the last 10-minutes.) Does it quickly communicate the pertinent data? Is the purpose of the document clear? Is the text crisp? Is there too much data on this exhibit such that it takes too much time to absorb it? Is the Exhibit too congested? Is the site immediately apparent because it is outlined in a wide line of contrasting color?

As non-engineers, the prospective buyer does not need to see the location of sewer manholes but does need to know the approximate location and size of the sewer line. Nor do they need to know where the electrical poles are located but they do need to see a prominent line on the map locating the electrical feed along with a notation indicating the voltage/amperage carried by the line. And the buyer does not need to know where the gas meter is but is interested in the location and size of the gas line.

When depicting the electrical lines, the lines should "jump off the page" along with the property line when the viewer sees the exhibit. The very first thing the viewer should notice is the property boundary and the electrical line. If the viewer has to look at the Legend to find which line is the electrical line, there may be too much data on the exhibit, or the electrical line is not bold enough. The same process should be applied to all Exhibits for utilities like water, sewer, electrical, telecommunications, etc.

All utilities requiring an extension to the site should be shown via a dashed-line (or other contrivance) and labeled as to their length and size/capacity or other appropriate metric.



All maps should have a "Bar Scale," like the one to the right. A verbal scale (Example: "1" = 300') is not appropriate for our purposes. The drawings in the applications may be stretched, distorted and magnified in some intended uses and a verbal scale will be unreliable for our purposes. Additionally, many exhibits will be used on the laptop screen to measure the length of a road or distance to a waterway…a verbal scale does not give this flexibility.

Maps should not have a North-South orientation unless the site itself has an East-West orientation and looks best when oriented East-West (long-ways) on the tabloid sized paper. Orienting a site at an odd angle on the Exhibit in order to achieve a North-oriented drawing is not desired. Typically, a rectangular shaped site should be shown long-ways across the tabloid-sized paper with a North arrow pointing in the appropriate direction.

LED understands that some exhibits, especially those from courthouses, are only available via microfiche and the microfiche copies from a courthouse are not always the best. Original courthouse copies are acceptable even if of poor quality. Third and 4th generation copies of a poor-quality courthouse document are not acceptable.

If the only copy of a document you have, such a parish ordinance or deed, is of poor quality, it will be necessary to contact the appropriate authorities to get a clear copy.

Copies of color maps and aerial photographs should be original print copies; not copies of copies. Colors and lines blend together with each successive photocopy of a document and prospective buyers will not be able to distinguish key features.

Refrain from using scans of color documents/maps. Scanners are very poor at copying the minute details embedded within maps. Scanners are also very poor at reproducing colors accurately. Always produce original prints for maps, not scanned prints.

K. Requirement – Site Outlined in Bold Contrasting Color

Every map that depicts the site must show the site property boundary outlined in a wide line of contrasting color. There are no exceptions to the requirement. Prospective buyers will be unfamiliar with your site and when you give them a map that does not have the site clearly outlined, they will be quickly frustrated.

> **IMPORTANT NOTE:** Some of the required maps, such as the FEMA flood plain map, must be submitted with the site clearly outlined. But, the on-line Federal mapping program only gives the user a PDF of the map. The federal automated mapping program does not give the user an opportunity to outline the site. Even then, the user should NOT print a hardcopy of the PDF map, manually outline the site, and then scan the outlined map into the computer. Too many important details, colors and other pertinent data are lost via the scanning process. This process results in a map of poor quality that will frustrate prospective buyers. Instead, while it might take a bit longer and may require the brief, one-time use of an IT person, the user must edit the PDF directly (without resorting to hardcopy edits) to place the site outline in a bright contrasting color with a wide line so the site is clearly delineated. There are numerous software tools available from Adobe and others to accomplish this task.

M. Use of Logos

Certified site applications are submitted by various EDOs around the state. The sponsoring EDO's logo should be the largest logo seen throughout the binder. Since the Application itself is "locked" to prevent applicants from typing responses in "locked" areas, the only areas of the binder appropriate to place a logo is generally on the binder covers, the binder title page, and within the Exhibits.

If the EDO used a contractor to complete all or a portion of the binder, the contractor is permitted judicious use of their logo. Their logo should never be the dominant logo on the cover pages, title pages or exhibit pages. LED's desire is to highlight the EDO's submission, not the work of the contractor.

Minimum Criteria for Entry into the Louisiana Small Sites Certified Sites Program

Note: A site does not have to be certified to have its profile published on Louisiana Economic Development's interactive sites and building website.

Note#2: All sites will undergo a recertification process every five years from the date of original certification to verify the original site is still available as described in the submitted certification documents.

- **Address:** Google Maps is somewhat of a global tool available to all internet users. LED needs prospective buyers across the globe to be able to find all certified sites via an address entered in Google Maps.

  However, many sites submitted for certification are given a physical address that, when entered into Google Maps, does not take the user to the site! Prospective buyers will find this disconcerting and may quickly reject the site if they cannot find it on Google Maps. So, the application asks for a "Google Maps Address." Use this slot to enter a complete address (street, city, state, zip, etc.) for the site such that, if the address is entered into Google Maps, the site will be displayed.

  For example, enter a complete address like "123 Elm St, Houma, LA 70712" but only AFTER you have confirmed that entering that EXACT address results in the site being displayed. As a second example, a user might indicate a site is on "Louisiana Hwy 18" but Google knows it as "LA-18." *Give an address that Google Maps recognizes even if it is different from the one assigned by the US Postal Service.*

- **Size:** At least 10 and less than 25 contiguous, buildable acres free of impediments to development such as existing structures not appropriate for future commerce, soil contaminants, wetlands, flood plain, and/or protected species.

- **Forested Properties:** At least 50% of property on a small site must be cleared and free of trees. LED may be willing to waive this requirement if the site meets or exceeds all other minimum requirements.

- **Price per Acre:** A fixed purchase price or a fixed leasing price per acre for a specified time period is required to certify and publish a site. An applicant can also include a price per square foot in the application but a price per acre is still required, so as to remain compatible with the rest of the certified sites. Sites without an offering price will be rejected. Applications indicating "Price is negotiable" will be rejected.

- **Property Control/Ownership:** Control of the site through option, purchase or other legally binding agreement must be obtained and maintained as a condition of certification. It is required that the property can be obtained free and clear of encumbrances.

- **Buildings:** If there are any buildings of commercial value within the bounds of the site to be certified those buildings must either 1) pass with the Act of Sale and be included in the selling price or 2) be excluded from the certified site by redrawing the site boundary.

  Note: The above requirement to redraw the boundary does not apply to small buildings like barns, trailers, etc. are not of significant value and would normally be considered "tear down" buildings.

- **Zoning**: The site must be zoned or otherwise approved by parish and affected municipal authorities for any of the following commercial/industrial classifications:

    - General Office Low Rise District
    - General Office High Rise District
    - Commercial Warehousing/Distribution District
    - Light or Heavy Industrial District
    - Planned Unit Development that includes some office, warehouse, and light industrial uses.

  If the site is zoned, a zoning district description and map are required. Many rural parishes do not have zoning; nevertheless, the site needs to be otherwise acceptable to parish/municipal authorities for placement of one of .

  The Zoning map must be sized to show the surrounding area and the different zoning, if applicable. A zoning map extending 1/2 mile beyond all property boundaries is typically successful but not always. Expand further, if in doubt.

  The zoning map should use shaded areas of different colors to depict the various zoning classifications. Using a map with text notations to identify zoning instead of colors does not communicate the zoning quickly and will be rejected unless the entire area for 1-mile in all directions has the same zoning.

  Prospective buyers and site selectors want to see the site and all surrounding zoning; it is a critical aspect of any siting decision.

  If the parish has a land use plan, the site to be certified must comport with that plan. Typically, that means the land use plan must indicate that light industrial or commercial use is acceptable for the site.

  Only sites suitable for the above-named uses will be considered. For example, some sites might be inappropriate due to proximity of large residential developments.

  As an example of a typical incompatibility, the 24-hr noise, lights, and truck traffic typical of an industrial development are inherently incompatible with residential communities.

- **Permitting:** Many areas of the state have construction and development permitting requirements. Applicants for small sites will need to identify key permitting jurisdictions, permitting requirements and timelines applicable to these permits.

    - Identify the construction and development permitting jurisdictions for the site, and general time lines to secure each permit. Determine if permits can run concurrently with each other. The anticipated total elapsed time to secure all of the permits is required.
    - Impact fees: Many jurisdictions charge landowners impact fees for the use of local roads, sewers, etc. The applicant will need to identify all applicable sources of fees that might impact development of the site.
    - Example: Sample list of permitting jurisdictions for the City of Baton Rouge
        - City of Baton Rouge Planning Commission – Site Plan Review • Public Hearing process

required (60-90 days) for any building over 50,000 SF. Cannot run concurrent with building permitting!

- City of Baton Rouge –Commercial Plan Review - Reviews Plans for local code compliance
- City of Baton Rouge – Subdivision Office - Reviews Plans for Site civil local code compliance
- Local Fire District - Reviews Plans for local fire code compliance
- State Fire Marshall - Statewide fire code compliance and life safety compliance
- Local Utility Districts (Drainage/Sewer/Water/Gas) - Reviews plans for utility compliance
- Any local board of adjustments (for sites in any special zones such as overlay districts)
- LADEQ – Reviews Sewer and process water discharge permits

- **Special Economic Zones**

It is critical that applicants identify any special economic zones impacting or associated with the proposed site. The application specifically asks about Foreign Trade Zones, Opportunity Zones, New Market Tax Credits, Quality Jobs Parishes, and Enterprise Zones.

To see if your site qualifies, please read the following sections and study the linked maps before addressing the "Yes/No" questions.

Foreign Trade Zones – an isolated policed area adjacent to a port of entry (as a seaport or airport) where foreign goods may be unloaded for immediate transshipment or stored, repacked, sorted, mixed, or otherwise manipulated without being subject to import duties

Link to list of Louisiana Foreign Trade Zones: https://ofis.trade.gov/Zones

If your site is located at or adjacent to one of the ports or airports on the list and you are unsure how to answer the questions, email the port or airport designee shown in the above list for clarification.

Opportunity Zones – Opportunity Zones are a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017. This new federal capital gains tax incentive program is designed to drive long-term investments to low-income communities. The new law provides a federal tax incentive for investors to re-invest their capital gains into Opportunity Funds, which are specialized vehicles dedicated to investing in designated low-income areas.

Description: https://www.opportunitylouisiana.com/business-incentives/opportunity-zones

Interactive Map:
http://led.maps.arcgis.com/apps/View/index.html?appid=117d9113148c47f3945ce9bef6342625

New Market Tax Credit Zones – NMTC investors provide capital to community development entities (CDEs), and in exchange are awarded credits against their federal tax obligations. Investors can claim their allotted tax credits in as little as seven years—5 percent of the investment for each of the first three years and 6 percent of the project for the remaining four years—for a total of 39 percent of the NMTC project.

Interactive Map:
http://www.arcgis.com/apps/Viewer/index.html?appid=ce11422bc4f34756b684599be84f8b3d

Quality Jobs Parishes – The Quality Jobs (QJ) program provides a cash rebate to companies that create well-paid jobs and promote economic development. The program provides up to a 6% cash rebate of annual gross payroll for new direct jobs for up to 10 years. Provides a state sales/use tax rebate on capital expenditures or a 1.5% project facility expense rebate on the total capital investment, excluding tax exempted items.

Description: https://www.opportunitylouisiana.com/business-incentives/quality-jobs

List of Quality Jobs Parishes: https://www.opportunitylouisiana.com/docs/default-source/Incentives-Forms-Docs/2006-2010_acs_per_capita_income_parish_listing.pdf?sfvrsn=2

Interactive Map:
http://www.arcgis.com/apps/Viewer/index.html?appid=ce11422bc4f34756b684599be84f8b3d

Enterprise Zones – The Enterprise Zone, or EZ program is a jobs incentive program that provides Louisiana income and franchise tax credits to a new or existing business located in Louisiana creating permanent net new full-time jobs, and hiring at least 50% of those net new jobs from one of four targeted groups.

Description - https://www.opportunitylouisiana.com/business-incentives/enterprise-zone

Interactive Map:
http://www.arcgis.com/apps/Viewer/index.html?appid=ce11422bc4f34756b684599be84f8b3d

Flood: At least 10 contiguous, buildable acres must be above the 100-year flood plain (typically land designated with flood plain zones of X, B, or C). (In the case of a 10-acre site, all 10-acres must be above the 100-year flood plain.) Alternatively, the applicant may provide a formal cost estimate, construction plan and funding source by which construction footprints can be elevated a minimum of one foot above the flood plain and meet FEMA standards.

Note: The flood plain map that is used to make the above determination must be the latest FEMA map, even if the latest map is still preliminary and the local government is protesting or appealing the map.

- **Water Supply:** Delivery prior to any potential project startup, either by line or by well, a minimum of 50,000 gallons of potable or process water per day. If an existing source of water supply is not available, certification will require submission of 1) an order-of-magnitude cost estimate, 2) a conceptual design and 3) funding source to meet the minimum level of service within a reasonable timetable.

  A 4-inch line is the minimum sized line for LED's Small Site program. A 6-inch line is preferred since a 6" water distribution line is the minimum size that can deliver the required dynamic pressure to power sprinkler or hydrant systems.

  If the site does not have potable water available on-site, the required cost estimate and schedule to bring water to the site should be for a 6-inch line.

  Exhibits depicting the potable water lines should also show a dotted line showing any required extension of the existing water lines to the site. The line extension should be labeled giving its length and size.

  Note: If an elevated storage tank is located within 1.5-miles of the site, it should be identified on the Exhibit map showing the location of the nearest water lines.

- **Sanitary Sewer:** Provide a minimum of 50,000 gallons per day of available sanitary sewer capacity in a reasonable time period upon notification. If existing sewer capacity is not available at the property boundary, certification will require submission of 1) an order-of-magnitude cost estimate, 2) a conceptual design, and 3) a

funding source to meet the minimum level of service within a reasonable timetable.

Note: Employees typically use no more than 50 gal/day of sanitary sewer (washing hands, showering, use of toilets, etc.). The 50,000 gal/day allows for some level of process wastewater generated by the facility.

Exhibits depicting the sewer lines should also show a dotted line showing any required extension of the existing sewer lines to the site. The line extension should be labeled giving its length and size.

- **General Road Access:** The roads accessing the site must be paved with asphalt or concrete and should be capable of supporting vehicles with a maximum gross weight of 83,400 pounds, such as semi-trucks and trailers.

  The site must have a paved roadway immediately adjacent to the site or have legal title/ownership in perpetuity of a Right-of-Way to access the site.

  If a paved access road is not immediately adjacent to the site but a title to a R-O-W is, certification will require submission of 1) an order-of-magnitude cost estimate, 2) a conceptual design and 3) a funding source to build a road from the nearest roadway to the site along the owned R-O-W.

- **Electricity:** Identify service provider or providers that can deliver reliable 3-phase power service to the site prior to any potential project startup. If existing capacity is not available at the site, certification will require submission of 1) an order-of-magnitude cost estimate, 2) a conceptual design and 3) a funding source to meet the minimum level of service within a reasonable timetable (considered to be 12-14 months for small sites)**.**

  Exhibits depicting the electrical lines should also show a dotted line showing any required extension of the existing electrical lines to the site. The line extension should be labeled giving its length.

- **Natural Gas:** Natural gas must be available at the property boundary or available prior to any potential project startup. Typically, a minimum of a 4" distribution line is required with an 8" line preferred.

  If natural gas is not available at the site, certification will require submission of 1) an order-of-magnitude cost estimate, 2) a conceptual design, a 3) schedule, and 4) a funding source to meet the minimum level of service within a reasonable timetable.

  Exhibits depicting the natural gas lines should also show a dotted line showing any required extension of the existing natural gas lines to the site. The line extension should be labeled giving its length and size.

- **Listing:** The property owner must agree to have the site published by the Louisiana Economic Development on its interactive sites and buildings website.

- **Phase I Environmental Site Assessment:** The site must have undergone a Phase I Environmental Site Assessment as a prerequisite for being considered for participation in the certification process. The Phase I Environmental Site Assessment must be less than 5 years old from the date of submission.

- **Remediated/Contaminated/Brownfield Sites:** If there are unresolved environmental issues within the bounds of the site, as discussed in the Phase 1 Environmental Site Assessment report, the site cannot be certified until a *No Further Action*/*No Further Interest* letter or its equivalent from the Louisiana Department of Environmental Quality (DEQ) is provided.

- **Due Diligence:** The following due diligence action items must be completed for certification.

  - **<u>Phase I Environmental Site Assessment (ESA):</u>**

Note: To ensure conformity with this requirement, this section of the application pertaining to the Phase 1 ESA should be transmitted, in its entirety, to the company/person who will prepare the required assessment.

The site must have undergone a Phase I Environmental Site Assessment as a prerequisite for being considered for participation in the certification process. The Phase I Environmental Site Assessment must be less than 5 years old from the date of submission. If the Phase 1 report requires additional sampling (a Phase II sampling and reporting effort), that sampling must be complete and show the site is "clean" before a site can be certified.

Note: Foreign buyers may not be familiar with the Phase 1 Environmental Site Assessment process and reporting. They do not know where to look within the thick report for "the results." To make it easy on the foreign buyers and other readers, please always include an Executive Summary at the very beginning of the document stating the basic findings. (Some consultants already do this; others do not.) The Executive Summary should always include a map of the site surveyed. Further, the Executive Summary should either clearly state that no recognized environmental issues of concern were uncovered or list the environmental concerns that were uncovered. If any RECS, CRECs, HRECs, etc. were identified, the included map of the site should pinpoint the location of each area of concern. You are free to include any caveats in the Executive Summary, as well, but please make the results easy to find for the reader.

LED will accept two types of Phase 1 Environmental Site Assessments:

1. An ASTM standard E1527-13 (or later) Phase 1 Environmental Site Assessment for all sites, rural, urban, and forested, of any size. This standard was issued in 2013 and all practitioners should be using it. Submissions prepared using older versions of the E1527 standard will be rejected. If a new standard is issued by ASTM, practitioners have 2-yrs from the date of issuance to adopt the new standard and use it for development of their Phase 1 assessment.

   The report must clearly state which ASTM standard was used for the assessment.

2. A standard E2247-16 (or later) Phase 1 Environmental Site Assessment for Forestlands and Rural Property. This type of Phase 1 assessment is limited, as the name implies, to rural lands and forestlands. It is a somewhat simpler assessment and is typically slightly less expensive to implement. If it is used on an urban site or a site for which it is not applicable, it will be rejected by LED.

   The E2247-16 standard has been adopted for two years. Any submissions using an older standard will be rejected. . If a new standard is issued by ASTM, practitioners have 2-yrs from the date of issuance to adopt the new standard and use it for development of their Phase 1 assessment.

   The report must clearly state which ASTM standard was used for the assessment.

- **<u>Wetland and "Waters of the US" Delineation:</u>**

  Note: To ensure conformity with this requirement, this section of the application pertaining to the wetlands mapping and memo should be transmitted, in its entirety, to the wetlands company/expert who will prepare the required map and memo.

Applicants must have a wetland and stream field survey conducted to delineate all wetlands and "waters of the U.S." on the site.

The Small Sites program only requires the submission of the wetlands delineation map and a brief (1-3 page) memo documenting the work. A complete delineation report is not required and does not need to be submitted.

The 1-3 page memo accompanying the map must address the following:

i. Total acreage of potential wetlands present on site

ii. Total Waters of the US on site (acres and linear feet)

ii. Classification of the potential wetlands on site (i.e. Bottomland hardwoods, etc.)

iii. Brief statement regarding how the data was collected and wetlands determined and mapped meeting the latest USACE requirements and guidelines for determining wetlands

iv. 1-3 sentences discussing the qualifications of the person or team who did the delineation.

LED will NOT certify any sites in the range of 10-25 acres that have wetlands in/near the center of the site. Small sites are allowed to have some wetlands, as long as the wetlands are near the site boundaries. Wetlands are very expensive to mitigate and the overall utility of a small site (and the level of interest from prospective buyers) will be severely impacted if wetlands are in/near the middle of the site.

Note: A wetlands permit application to the Corps of Engineers (which is the process required to mitigate on-site wetlands) does NOT have to be submitted to the Corps and wetlands *mitigation* is NOT required of an applicant. That said, applicants with wetlands in the prime areas of their small site must mitigate those wetlands in order for the site to be certified.

- **Topographic Survey and 100-year Flood Plain Designation:** Obtain a USGS "Quad" map of the site. The map should be zoomed in close enough to the site so the prospective buyer can read the topographical data (elevations). As with all maps, the site must be outlined on the map using a wide, bold line in a contrasting color.

  Note: Quad maps are available electronically on the web from the USGS. They are free of charge. The electronic map can be zoomed in close to the site with no loss of fidelity. Photocopying a hardcopy of a quad map results in a serious loss of fidelity in the map quality and may be rejected.

  Obtain the latest FEMA DFIRM map, whether preliminary or final. Demonstrate that the site is either above the 100-year flood plain (typically land designated with flood plain zones of X, B, or C) or a site manufacturing pad can be cost effectively constructed to elevate the site at least one foot above the flood plain (Base flood elevation for floodplains on the site). (Be sure to outline the site on the map in a wide, bold line of contrasting color.)

- **Preliminary Geotechnical Information:**

  Note: To ensure conformity with this requirement, this section of the application pertaining to the geotechnical memo should be transmitted, in its entirety, to the geotechnical person who will prepare the required memo.

LED's Small Sites program does not require a full-blown geotechnical investigation. It does require a memo giving an unofficial opinion discussing the general type and quality of soils expected to be found in the general vicinity of the site.

LED requires a one or two-page memo submitted and signed by a registered geotechnical engineer or geologist in the state of Louisiana with 10+ years of experience. A retired geotechnical engineer may be ideal although any Geotech expert meeting the above qualifications is acceptable.

For the Small Sites program, we ask that the geotechnical engineer or geologist assume a 100,000 ft2 building will be constructed on-site with structural column loads of ~300kips and wall loads of 5 kips/ft.

Exhibit 1 appended to the end of this Application is an example of the type and extent of the letter LED is expecting.

The memo should include the following for the site:

- An introductory paragraph having the geotechnical engineer or geologist state the following:
    - Number of years of experience in the local area (i.e. – "20 years working in East Baton Rouge Parish")
    - Number of projects completed in the local area within 10-20 miles of the site (i.e. "over 10 projects completed in the local area")
    - Their general level of familiarity with the site/vicinity/parish from a geotechnical perspective
- A paragraph discussing the general site characteristics:
    - Typical/expected soil loading bearing pressures expected in the general area of the site.
    - What type of soils can be anticipated (fat clays, lean clays, sand, etc.)
    - Anticipated groundwater depth/issues
    - Discuss Shallow Foundation Expectations for the site – i.e. Can the site soils be expected to support shallow foundation for the typical 100,000sf industrial/commercial building required in the site program?
    - Discuss Deep Foundation Expectations for the site – i.e. Can the site soils be expected to support deep foundations for the typical 100,000SF multi-story building or light-manufacturing required in the site program? If possible, address typical length, type and spacing of anticipated piles
    - Disclaimer – It is expected that the geotechnical engineer will include a detailed disclaimer, as all we are asking for is a general opinion of site soil characteristics. As a minimum, the memo should specifically state that this "is an opinion only and NOT supported by any site-specific data." "On-the ground due diligence and data collection must be completed for any further site analysis."

Note: If the applicant has recent geotechnical data from a project in the immediate vicinity of the site that meets or exceeds the above specifications, that data may be deemed acceptable to LED. DOTD and others may have appropriate reports.

- **Cultural Resources Investigation:**

  Note: To ensure conformity with this requirement, this section of the application pertaining to the cultural resources desktop study should be transmitted, in its entirety, to the cultural resources person who will prepare the desktop study.

All small sites applying for certification must undergo a "desktop-level" Cultural Resources study, as described below, to verify there are no known historic or prehistoric archeological finds that will be destroyed by a light industrial/commercial development. A full Phase 1 Cultural Resources study is NOT required unless the consultant or the SHPO requests one.

The process to clear a small site for inclusion in the small sites certification program typically requires one step:

Check the State Historic Preservation Office's (SHPO) Database: Hire a qualified third-party archeologist with access to the SHPO's confidential electronic maps database to see if the site has been surveyed for cultural resources in the past. The SHPO keeps comprehensive records of previous archeological studies in the state; only archeologists are allowed to access this on-line database. This desktop-level study will typically take under one hour to complete.

There are three possible outcomes from the desktop study:

1. The desktop study may indicate that entire site has already been surveyed for cultural resources in the past. If this is the case, the applicant must get a letter or email from the SHPO indicating the site is cleared for development. Put this letter/email in the binder, as an Exhibit, and you are done.

2. If the SHPO database shows the site has never been surveyed via a Phase 1 Cultural Resource study AND the database has no indication of any archeological finds/digs/artifacts within the surveyed property line, then the small site is eligible for certification. No further work is required. A copy of the desktop study results must be included as an Exhibit.

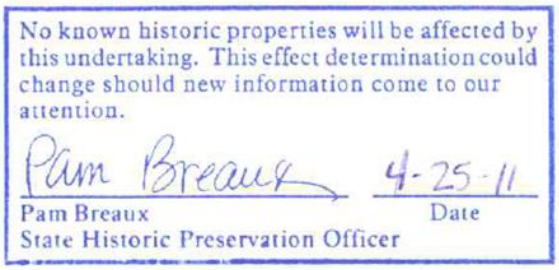
3. If the SHPO database indicates the site has known archeological finds/digs/artifacts within the site boundaries, OR the consultant asks/suggests that a full Phase 1 be conducted, the small site is NOT eligible for certification until the Phase 1 study is conducted and the Phase 1 report is reviewed and cleared by the SHPO.

   Sites with known archeological finds are not eligible to participate in the Small Sites program. To make the site eligible, you will need to hire a qualified archeological team to conduct the Phase 1 Cultural Resource field work and prepare a report acceptable to the SHPO. Once the study is done, the SHPO will review the report and issue a site clearance, assuming nothing of significance is found during the survey.

   The SHPO will either send a letter or use a stamp on the report cover letter to clear the site. Below is a copy of the SHPO stamp that they typically use when clearing a site. This stamp is typically applied by SHPO to the DRAFT Phase 1 report. A letter from

SHPO stating the site is cleared for development is equally acceptable.

Note: The SHPO's site clearance must CLEARLY state that the site "is cleared for development" or "we have no further concerns about development of this site." A letter/email that just says "we have received the report and agree with its findings" is insufficient. Please request a letter or email that states the site is cleared for development.



- **Endangered Species Investigation:** Secure a letter from the Louisiana Department of Wildlife and Fisheries (LDWF) indicating that development on the site will not impact any protected or endangered species on or near the site. It is very rare but the LDWF will occasionally ask for a "habitat survey" to determine if certain species have habitat on the site. If so, this study must be conducted in order for the site to be certified.

  An Endangered Species Study is not required or desired. There is no reason to pay money send a scientist to the site to look for endangered species. A letter from the LDWF is all that is needed.

- **Railroad Accessibility:** Rail access on a site always makes the site more valuable than a site without rail access. Determine if rail can be brought to the site easily without the need to cross any major roadways and include a simple map showing the location of the rail and the site. If the rail must cross any state or Federal highways, be sure to state that in any comments and show that on the map.

- **Utility, Oil/Gas Well, Drainage, and Pipeline Easements and Rights-of-Way:** Exhibit maps should identify any and all existing easements, utility rights-of-way, well heads, pipelines, etc. on the site that may be potential impediments to fully utilizing the site.

- **Roadway Accessibility:** A four-lane major highway within close proximity of the site is preferred. As described earlier, include a good map showing how freight trucks will access the site from the Interstate system.

  Average daily traffic counts must be supplied for sites on roads with vehicle counts greater than 10,000 day. LDOTD lists this data for state and Federal highways here:

  http://wwwapps.dotd.la.gov/engineering/tatv/

  Additionally, sites located on these busier roads must attach a "letter of no objection" from state and/or local roadway authorities as applicable.

Minimum Criteria Check List

Criteria	Minimum Requirement	Yes/No
Acres above 100-yr flood plain (typically land designated with flood plain zones of X, B, or C) using *latest* DFIRM maps	10 acres or greater. Sites as small as 10 acres must be above the flood plain in their entirety.	Yes
Price per acre	Clearly stated numerical Price/Lease Amount quoted in writing	Yes
Control of property	Ownership/Option/Other clearly stated.	Yes
Use classification (zoning)	If the site is in an area with zoning, the site must be zoned for light or heavy industrial use, high-rise, low-rise, or mixed-use (offices, warehouse, etc.) (or capable of being rezoned within a reasonable timetable) and, if zoned, a zoning map and zoning regulations are attached. If the site is not in an area with zoning, the site must be appropriate for the intended use and must comply with any local land use planning ordinances. The site's planned use must comport with any parish land use plan. Note: If there is no zoning, no land use plan or other related ordinance, regulation or similar controlling document, please answer YES, indicating that no Use Classification is applicable.	Yes
Potable Water Supply	50,000 gal/day or greater is available on site within a reasonable time frame (12-14 months). If the water source is not available at the property boundary, a construction plan, schedule, and cost estimate is attached.	Yes
Wastewater service	50,000 gal/day or greater is available at the site within a reasonable time frame (12-14 months). If existing capacity is not available at the property boundary, a construction plan, schedule, and cost estimate is attached.	Yes
Electrical supply	Reliable 3-phase electrical power is on site or can be supplied within a reasonable time frame (12-14 months). If not currently available on site, a construction plan, schedule, and cost estimate must be attached.	Yes

Natural gas availability	A minimum sized distribution line (4" or greater) must be available at the property boundary or a construction estimate, schedule, and plan for bringing natural gas to the site within a reasonable time frame (12-14 months) must be attached.	Yes
Environmental clearance	Phase I Environmental Site Assessment (less than 5 years old) indicates the site has no RECs. A Phase 2 may be required if Phase 1 indicates issues exist on the property.	Yes
Cultural resources	A desktop-level Cultural resources study has been completed and the results indicate there are no known cultural resource finds within the site boundaries. If the desktop study indicates the site does have archeological finds within its bounds, a Phase 1 Cultural Resource study was completed and the SHPO has cleared the site for development.	Yes
Endangered species clearance	A clearance letter from the Louisiana Department of Wildlife and Fisheries (LDWF) is attached indicating that development on the site will not impact threatened/endangered species.	Yes
Wetlands delineation	A Wetlands Delineation map and accompanying 1-3-page memo has been completed and is included in the application. Plus, the map indicates there are no wetlands in the middle or prime areas of the site.	Yes
Forested lands	At least 50% of the acreage of a small site must be cleared. Thus, at least 5 acres of a 10-acre site must be cleared.	Yes
Geotechnical Memo	A registered geologist or geotechnical engineer meeting the qualifications discussed in the instructions wrote a 1-3-page opinion of the soils expected to be found at the site including an expectation of approximate soil bearing pressures at the site.	Yes
Highway accessibility	The site is adjacent to an existing paved roadway or has legal title/ownership of a R-O-W in perpetuity from the nearest roadway to the site. All highways required to access the site from the nearest Interstate highway are paved and capable of supporting 83,400 pounds gross weight.	Yes
Traffic/Driveway Connection	Sites on a parish, state or Federal highway with average daily traffic counts greater than 10,000 must include a letter of no objection from state and/ or local authorities for a driveway connection.	N/A

Bound and tabbed copies of application and all exhibits	Two copies of the application and all exhibits (in 1st generation copies) are submitted in a 3-ring or similar binder with tabs separating each exhibit. Submittal includes a flashdrive of all documents with each exhibit being a separate file. The site is outlined in a wide, bold contrasting color on EVERY map. All exhibit names match the filenames *exactly.*	Yes
Maps and attachments	All REQUIRED Maps and attachments, as a minimum, been included with this submittal. (See list of REQUIRED Exhibits near the end of the application.)	Yes

I. Verification of Site Availability

A. Site Identification		
	Site name	Churchill Technology & Business Park
	If a brochure, pictures of the site, or other special exhibits are available, please list them here (one exhibit name per line. List as many exhibits as you need.) As a minimum, please cite the Exhibit# and title for both the aerial photo and the boundary survey here.	Exhibit 00 - Table of Contents Exhibit 01 - Aerial Photo Map Exhibit 02 - Oblique Aerial Photo Map Exhibit 03 - All Utilities Infrastructure Map Exhibit 04 - Property Boundary Aerial Exhibit Exhibit 05 - Property Boundary Exhibit Exhibit 30 - JEDCO Master Plan Exhibit 34 - JEDCO Master Plan Brochure
1.	Special comments about the site. Please use this space to mention the site's best attributes and/or issues that need an explanation. Comments can be used to describe interesting features, explain special site situations, etc. or discuss any other aspect of the site.	The site is located on an easily accessible road with access to nearby highways and interstates. The terrain is relatively flat which makes for easy development and expansion. The area is part of a master development plan which contains detailed concepts for how to urbanize while maintaining the natural systems that mitigate and protect from climate-related risks. There are several developments nearby with very stable tenants including several which are actively expanding, and there is abundant space for further development adjacent to the site. Nearby site NOLA Motor Sports is currently renovating to expand its family entertainment center which is expected to begin its expanded offerings January 1, 2025. Nearby Jefferson Parish-owned Alario Sports Complex development is nearing its opening to host regional tournaments on its several outdoor multi-sport playing fields. The site is the future home of a JEDCO-owned Greater New Orleans Food and Beverage Entrepreneurship Collaborative which is expected to host up to 35 food industry business start-ups at a time. The block applying for certification is part of the Churchill Technology & Business Park which has a mixed-use regional campus nature. Both Patrick F. Taylor Science & Technology Academy (PFTSTA) and Delgado College River City & Advanced Manufacturing Campus (Delgado) are anchor tenants of the "park". Delgado is located about 0.3 miles from the site and offers Associate Degree programs in Science Laboratory

		Technician (Biology and Chemistry) and Instrumentation and Control. The Delgado campus also offers Certificates in Industrial Maintenance, Logistics, Pipefitting, Precision Machining, Small Industrial Electrical, Welding. This Delgado campus also offers Workforce Development and accelerated training in Marine Diesel, Mechatronics, NCCER Core, OSHA 10, OSHA 30, Pipefitting, Small Equipment Operator, Structural Fitting, Hispanic Welding, Welding, and Welding Upgrade. PFTSTA has an enrollment of 870 students including a Middle School (6th-8th grade) and High School (9th-12th grade) located about 0.1 mile from the JEDCO building. It is an A-rated Advanced Study, STEM curriculum school offering advanced placement courses, 8th grade Carnegie units, and 11th and 12th grade dual enrollment with universities and colleges. It is ranked second highest in the state of Louisiana. The site is 2.8 miles from US Hwy 90, which is the future route of I-49, giving the site very quick access to the US interstate highway system. The site is approximately 10.9 miles to Tulane University, 11.7 miles to Xavier University, 14 miles to the Port of New Orleans, and 19 miles to the University of New Orleans. The New Orleans International Airport (MSY) is located 18 miles from the site. The Churchill Technology & Business Park site did not experience major flooding during Hurricane Katrina and lies within the levee protection system under the jurisdiction of the US Army Corps of Engineers (USACE) and administered by the West Jefferson Levee District. The stormwater infrastructure designed for this site meets and exceeds the requirements of stormwater capture at an 80% assumed impervious cover for the entire long-term development. Large portions of the site have been dedicated to resilient, low impact design strategies through an integrated network of ponds, wetlands, preserve areas, and “green & blue streets.” By the use of these strategies to promote stormwater storage and infiltration, the master plan is able to mitigate some of the risks of conventional development approaches which do not integrate stormwater management into the master development plans.

	Louisiana Site Selection web address: If the site has been added to the Louisiana Site Selection website https://louisianasiteselection.com/led, please list the URL here:	https://louisianasiteselection.com/led/Property/Detail/3602/Churchill-Technology-Business-Park	
2.	Address or physical location (include accurate latitude/ longitude in decimal notation (not Deg/Min/Sec))	706 Churchill Parkway 29.891964 N Latitude -90.180822 W Longitude	
3.	City/town (nearest), State/Zip	Avondale, LA 70094	
4.	Parish	Jefferson Parish	
5.	Google Maps Address (See Instructions. Please enter the EXACT text of a complete address that users world-wide can enter into Google Maps to find the site.)	706 Churchill Parkway Westwego, LA 70094	
6.	Contact person and title	Neil Schneider, Director of Churchill Technology & Business Park	
7.	Street address for contact	700 Churchill Parkway	
8.	City/State/Zip for contact	Avondale, LA 70094	
9.	Telephone	Office (504) 875-3922	Cell (513) 288-4608
10.	E-mail for key contact(s)	nschneider@jedco.org	
11.	Total acres for lease/sale? (acres)		25
	Total contiguous developable acreage **above the 100-year flood plain** (typically land designated with flood plain zones of X, B, or C) Note: Flood plain acreage must be assessed using the latest flood plain maps, even if the maps are preliminary and are being protested by local authorities.		24.47
12.	Number of parcels making up acreage		1
13.	Number of owners of the separate parcels		1

14.	Total selling price for all acres ($)	NA
	Total selling price per acre ($) Note: Total selling price for all acres divided by total acres for sale.	NA
15.	Total acreage annual lease ($)	$1,905,750
16.	Is there a lease-purchase option? (YES/NO)	No
	If yes, description/comment on lease-purchase option:	
	N/A	
17.	Is there a right-of-first-refusal feature? (YES/NO)	No
	If yes, description/comment on right-of-first refusal option:	
	N/A	
18.	Has a title abstract been submitted with this application? (YES/NO)	Yes
	If YES, Exhibit# and title of document?	Exhibit 32 - Title Abstract
19.	Is the acreage sub-divisible? If yes, complete box 18a. (YES/NO)	Yes

	Parcel description	Acres	Lease or selling price per acre ($) (PSF pricing may also be included)	Total Lease or selling price ($)
19a.	A Portion of Lot 26-A1-C3	25	$76,230	$1,905,750

A. Site Identification (continued) – Owner #1 information			
1.	Site name	Churchill Technology & Business Park	
2.	Owner name	Jefferson Parish Economic Development and Port District ("JEDCO")	
3.	Contact person	Neil Schneider Director of Churchill Technology & Business Park	
4.	Street address	700 Churchill Parkway	
5.	City/State/Zip	Avondale, LA 70094	
6.	Telephone	Office (504) 875-3922	Cell (513) 288-4608
7.	E-mail(s)	nschneider@jedco.org	
8.	Total acres or percent ownership, of the site owned by this owner (acres or % or both)		100%
9.	Total selling price for this owner's proportional share ($)		N/A
10.	Total annual lease price for this owner's proportional share ($)		$1,905,750
11.	Has an "intent to sell" letter from this owner regarding their share been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No	
12.	Comments regarding the immediate availability of this parcel:		
	19 acres have been cleared and filled and are ready for development with access from a public road with utilities. An additional 6 acres are partially cleared and filled.		

A. Site Identification (continued) – Owner #2 information			
1.	Site name	N/A	
2.	Owner name		
3.	Contact person		
4.	Street address		
5.	City/State/Zip		
6.	Telephone	Office	Cell
7.	E-mail (s)		
8.	Total acres or percent ownership, of the site owned by this owner (acres or % or both)		
9.	Total selling price for this owner's proportional share ($)		
10.	Total annual lease price for this owner's proportional share ($)		
11.	Has an "intent to sell" letter from this owner regarding their share been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.		
12.	Comments regarding the immediate availability of this parcel:		

A. Site Identification (continued) – Owner #3 information			
1.	Site name	N/A	
2.	Owner name		
3.	Contact person		
4.	Street address		
5.	City/State/Zip		
6.	Telephone	Office	Cell
7.	E-mail (s)		
8.	Total acres or percent ownership, of the site owned by this owner (acres or % or both)		
9.	Total selling price for this owner's proportional share ($)		
10.	Total annual lease price for this owner's proportional share ($)		
11.	Has an "intent to sell" letter from this owner regarding their share been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.		
12.	Comments regarding the immediate availability of this parcel:		

A. Site Identification (continued) – Owner #4 information			
1.	Site name	N/A	
2.	Owner name		
3.	Contact person		
4.	Street address		
5.	City/State/Zip		
6.	Telephone	Office	Cell
7.	E-mail (s)		
8.	Total acres or percent ownership, of the site owned by this owner (acres or % or both)		
9.	Total selling price for this owner's proportional share ($)		
10.	Total annual lease price for this owner's proportional share ($)		
11.	Has an "intent to sell" letter from this owner regarding their share been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.		
12.	Comments regarding the immediate availability of this parcel:		

B. Option to Purchase Site *(if applicable)*			
1.	Option holder	N/A	
2.	Contact person and organization (as appropriate)		
3.	Street address		
4.	City/State/Zip		
5.	Telephone	Office	Cell
6.	E-mail(s)		
7.	Total number of acres under option to purchase (acres)		
8.	Option expiration date (MM/DD/YYYY)		
9.	Is the option assignable? (YES/NO)		
10.	Is there a mechanism to renew the option upon expiration? (YES/NO)		
11.	Has a copy of the option to purchase been included with this application? (YES/NO) If YES, include Exhibit# and title of document.		
12.	Special comments, if any, relative to option to purchase:		

C. Site Zoning, Tax Assessment, and Special Economic Development Districts			
1.	Is site within incorporated municipal limits? (YES/NO)		No
	If YES, what municipality?		
	If the site is NOT within an incorporated municipality, what is the distance to the boundary line of the nearest incorporated area (miles)? What is the name of the incorporated municipality/city/town?	1.3 miles to the City of Westwego, LA	
2.	Is the site within a zoning district? (YES/NO)		Yes
	If YES, contact name (including title and email address), agency name, address and phone number of zoning authority.	Bess Martin Director of Planning brenfrow@jeffparish.net (504) 736-6320 1221 Elmwood Park Blvd, Suite 601 Jefferson, LA 70123	
	If the site is zoned, briefly describe the property's current zoning classification.	U1S - Unrestricted Suburban District, which is considered a mixed-use based district. FOD - Fairfield Overlay District, which facilitates the development and expansion of industry.	
	If the site is zoned, has a copy of the zoning map (with the site clearly outlined in a bold contrasting color) and zoning regulation for that zoning classification been included. If the site is zoned, include Exhibit# and title of document.	Yes Exhibit 10 - Zoning Map & Documents	
	If the site is not in a zoned area, is the site within the bounds of a parish or local land use plan or similar construct? (YES/NO) If YES, include Exhibit# and title of land use plan document.	Yes Exhibit 30 - JEDCO Master Plan	

	If YES, does intended use of the site fit well within the planned uses outlined within the land use plan and listed in the Instructions?	Yes
3.	Are there any zoning restrictions, land use restrictions, or other ordinances that limit noise levels? (YES/NO)	No
	If YES, please describe the restrictions/ordinances:	
4.	Are there any height restrictions due to zoning regulations, aviation restrictions, etc.? (YES/NO)	No
	If YES, please describe:	
5.	Describe any other land use restrictions (e.g., hours of operation; lighting ordinances, truck traffic restrictions, etc.)	Residential districts, dwellings, or housing services shall not be located less than three thousand (3,000) feet from the nearest portion of the NOLA Motorsports main track.
6.	If the site must be rezoned or the land-use plan modified to attain a more appropriate classification (as described in the instructions), how long will it take for required re-zoning/re-classification process or other required permits to be issued? (months)	120-180 days
7.	If the site is zoned or subject to land-use controls, are adjacent properties zoned/classified the same as the site? (YES/NO/N.A.)	Yes
	If NO, what zoning/land-use classification applies to adjacent properties? If NO, a zoning/land-use map of the area zoomed in to within a mile of the site must be included with the submittal. Please include Exhibit# and Title.	
8.	What jurisdictions have permitting or review authority over the site for development and/or construction? Planning Commissions? Overlay districts, including airport overlay districts? Roadways? Water use? Drinking Water Recharge Zone authorities? Other? What impact fees are applicable to the project? List each authority by 1) name of permit/review, 2) name of authority, contact name, phone, website, and address. For each permit/review, include the approximate length of time for the permit/review, and any estimated cost applicable to the review and/or impact fees. Take as much room as is required to properly communicate the permit/review process. *Be sure to list each permit/authority on a separate line.* An example of typical authorities from Baton Rouge is included in the instructions.	

Jefferson Parish Planning Department: $150 Site Plan Review Fee
Website: https://www.jeffparish.net/departments/planning
Director: Bess Martin
Address: 1221 Elmwood Park Blvd., Ste. 601
Phone: (504) 736-6320
Fax: (504) 731-4560

Jefferson Parish Building Permits: Review Fee pending based on project size/cost
1221 Elmwood Park Blvd., Suite 101
Jefferson, LA 70123
Phone: (504) 736-6957
Director: Danny Ferrarra
90-120 day building permit process

Jefferson Parish Code Enforcement: Review Fee included in building permit process
Website: https://www.jeffparish.net/departments/Code-Compliance-and-Enforcement
Director: Liza Caluda
Address: 1221 Elmwood Park Blvd., Ste. 202
Phone: (504) 736-6961

Jefferson Parish Public Works: Review Fee included in building permit process
Website: https://www.jeffparish.net/departments/public-works
Director: Mark Drewes
Address: 1221 Elmwood Blvd., Ste. 904
Phone: (504) 736-6783
Fax: (504) 731-4499
Review is included in the building permit process.

Jefferson Parish Utilities: Water and Sewer Impact Fees to be assessed based on water and sewage usage estimates.
Website: https://www.jeffparish.net/departments/water-department
Director: Sidney J. Bazley III
Address: 1221 Elmwood Blvd.
Phone: (504) 736-6060
After-Hours Phone: (504) 349-5081
Review is included in the building permit process.

	-Jefferson Parish Government: Council approval of site plan and resubdivision is required. The process takes approximately 2-3 months, and applications can run concurrently. -JEDCO Architectural Review Committee (ARC): Review and Approval of building plans is required. Meeting of the ARC can be scheduled when building plans are complete. This process can run concurrently with required Council approvals.

	Please generally describe previous and current uses of the adjacent sites and planned projects within a radius of 1-2 miles. Please mention any nearby schools, airports, churches, daycare, or residential developments. Be sure to specifically reference any schools, hospitals, major employers, or other major government or major residential developments by name. Also, please note, by name, any highways, railroads, or other transportation arteries adjacent to the site in your response. If there are any bayous, lakes or streams nearby, be sure to name them in your response. entities of potential interest adjacent to the site in your response. A detailed, comprehensive list of every development or commercial establishment is not warranted or desired.
9.	North: Immediately north of Churchill Park is a bike path, undeveloped land, and a multi-field sportsplex that is currently under development. The TPC Louisiana Golf Course is located within 3 miles. The Union Pacific Railyard, the Mississippi River, and major employers Avondale Global Gateway, IMTT, and Bunge are located within 4 - 6 miles from the Park. Primary arterials used to access the site include U.S. Hwy 90 (the future corridor of Interstate 49), U.S. 90B (Westbank Expwy) and Lapalco Boulevard. The site is generally remote from any residential developments with the nearest - Claiborne Gardens - being about 1.3 miles away.
	East: Churchill Park tenants include JEDCO's Administrative and Finance Center, JEDCO Conference Center, the Patrick F. Taylor Science & Technology Academy (PFTSTA), and Delgado Community College Advanced Manufacturing Center. PFTSTA comes with an enrollment of 870 students including a Middle School (6th-8th grade) and High School (9th-12th grade) located about 0.1 mile from the JEDCO building. It is an A-rated Advanced Study, STEM curriculum school offering advanced placement courses, 8th grade Carnegie units, and 11th and 12 grade dual enrollment with universities and colleges. It is ranked second highest in the state of Louisiana. Immediately adjacent to Churchill Park's 25 acres to the east is undeveloped land, Bayou Segnette State park, and the Southeast Louisiana Flood Protection Authority West's flood gate. The City of Westwego is within 1.3 miles of the park. Major employers to the east and northeast of the park include Entergy Nine Mile Point, Kinder Morgan Seven Oaks Terminal, Louisiana DOTD District 2, and the City of Westwego.

	South: Adjacent to the 25 Acres and to the south are approximately 370 undeveloped acres within Churchill Park, the Southeast Louisiana Flood Protection Authority West's hurricane protection levee system, and Lake Cataouatche.	
	West: The NOLA Motorsports Complex is located 0.7 miles to the west. A residential subdivision is within 3 miles to the west, which includes Emmet Gilbert School, Strehle Community School, St. Bonaventure Catholic Church and First Baptist Church.	
10.	What is the current property tax millage applied to the site? Include units (per acre, etc.) (mills)	0.13713
11.	What is the current assessed valuation of the site? ($)	$385,460 but property is tax exempt
12.	Has a copy of the latest assessment been provided with this application? (YES/NO)	Yes
	If YES, include Exhibit# and title of document.	Exhibit 06 - Property Assessment Exhibit
	Special Economic Zones – Confirm eligibility for Foreign Trade Zones, Opportunity Zones, New Market Tax Credits, Quality Jobs Parishes, and Enterprise Zones Read the DIRECTIONS carefully and view the linked maps to address these questions.	
13.	Is the site located within a Foreign Trade Zone? (YES/NO)	No
14.	Is the site located within a Louisiana Opportunity Zone? (YES/NO)	No
15.	Is the site located within a New Market Tax Credit Zone? (YES/NO)	Yes
16.	Is the site located within one of the designated Quality Jobs Parishes? (YES/NO)	No
17.	Is the site located within an Enterprise Zone? (YES/NO)	Yes

D. Existing Structures on-site

	Buildings (within the bounds of the site)	Size (sq ft)	Year Built	Latest use	Included in sale (YES/NO)
1.	N/A				
2.	Paved surfaces (including roadways, parking and other paved areas)				
	Churchill Parkway gravel drive West of the roundabout into the site.	9,321			
	Churchill Parkway gravel drive South of the roundabout into the site.	7,552			
3.	Fences				
	N/A				

4.	Are there any cemeteries located on the site? (YES/NO)	No
	If YES, please describe.	
5.	Can any structures not included in the sale be removed within a reasonable timetable such as 180 days or less? (YES/NO)	N/A

	If current and existing structures will be removed, does a work plan exist to remove structures? (YES/NO) If YES, include Exhibit# and title of document.	N/A

E. Land Transferability and Encumbrances		
1.	Has a copy of the deed been included with this application? (YES/NO) NOTE: Deeds that have no deed restrictions are not required documents; deeds with any form of easements, right-of-ways, limitations of use, or other encumbrances MUST BE attached as an exhibit.	Yes
	If YES, include Exhibit# and title of document.	Exhibit 08 - Property Deed Exhibit
2.	Has the required boundary/property survey for the exact site being certified been included with this application? (YES/NO) Note: The boundary survey *must be* on a white background. A boundary survey using an aerial photo for the background is also appreciated, as a second survey exhibit, if available.	Yes
	If YES, include Exhibit# and title of document.	Exhibit 05 - Property Boundary Exhibit
3.	List and describe rights-of-way (include property survey indicating rights-of-way). Feel free to attach as a separate Exhibit, if lengthy. Note: Each encumbrance of any type must be listed here. List each one on a separate line. List the acres encumbered for each separate encumbrance. If there is a utility right-of-way, a drainage right-of-way, wetlands, cultural resource sites, etc., list each of them on a separate line. Include Exhibit# and title of document if attached as a separate document.	
	N/A	
4.	List and describe other easements (include property survey indicating easements.) Each easement must be listed on a separate line. Include approximate acreage for each easement. Include Exhibit# and title of document if attached as a separate document.	
	See "Exhibit 07 - Property Rights of Way Exhibit" for all Easements within the property 20' Water Easement running horizontally through the site and encumbering 0.31 acres. 20' Water Easement running along the western boundary of the site and encumbering 0.55 acres. 100' Drainage Easement running along the western boundary of the site and overlapping the Water Easement (0.55 acres encumbered) (0.83 total acres encumbered)	
5.	List and describe any liens against the property. Include Exhibit# and title of document if attached as a separate document.	
	N/A	

6.	List and describe any judgments impacting development of the site. Include Exhibit# and title of document if attached as a separate document.
	N/A
7.	List and describe any restrictive covenants associated with the site, overlay districts, HOA districts, or other similar issues, each on a separate line. Include Exhibit# and title of document, if attached as a separate document.
	Overlay Zoning District: Fairfield Overlay Zone (FOD) assures development occurs in line with the Fairfield Strategic Plan. https://library.municode.com/la/jefferson_parish/codes/code_of_ordinances?nodeId=PTIICOOR_CH33UNDECO_ART3ZO_DIV4OVZODI_S33-3.69FAOVDIFO Covenants, Restrictions and Reciprocal Servitudes: The site is to be developed as part of Churchill Technology & Business Park as shown in "Exhibit 30 - JEDCO Master Plan."
8.	List and describe other encumbrances, each on a separate line. If wetlands, waters of the US, or cultural resources remain on the site and have not been listed in the previous questions about encumbrances, list them here on separate lines. Include the total number of encumbered acres. Include Exhibit# and title of document if attached as a separate document.
	N/A
9.	Number of cleared acres? And percent of cleared acres as a percentage of the total acreage?
	19 acres 76%

F. Fire Protection Rating and Proximity to Emergency Medical Care			
1.	Is the site within the coverage area of a fire department? (YES/NO)		Yes
2.	Name, address and phone of agency or other provider responsible for fire protection services to the site.	Jefferson Parish Fire Department 10415 Jefferson Hwy River Ridge, LA 70123 (504) 738-3258	
3.	Rating of fire service provider (ISO PPC rating)		Class 1
4.	Distance to fire station from the site (miles)		3
	Name, address, and phone of Fire Station providing services to the site.	Westwego Fire Department 677 Ave. H, Westwego, LA 70094 (504) 347-7385	
5.	Distance to local emergency medical care facility (miles)		6
	Name, address, phone and brief description of nearest emergency medical care facility. If the facility is a hospital, be sure to include, as a minimum, the number of beds and the types of services rendered.	Ochsner Emergency Room - Marrero 4837 Lapalco Blvd. Marrero, LA 70072 (504) 703-3260 This facility is open 24/7 and is part of the Ochsner Medical Center - Westbank. Services provided include 24/7 emergency care, trauma care, diagnostic services, laboratory services, and specialized emergency care.	

II. Utilities and infrastructure

A. Water Supply Infrastructure			
1.	Has a site map, with the site clearly outlined, indicating the location of all existing water utilities been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 13 - Potable Water Infrastructure Map	
2.	Company/agency name, address, contact name including title and email address, and phone of provider of potable or process water to the site	Jefferson Parish Water Department 1221 Elmwood Park Blvd, #103 New Orleans, LA 70123 (504) 736-6060	
3.	Distance to the closest potable/process water line to service the site (feet) (Note: The line must be available at the property boundary or a construction plan, schedule, and cost estimate for running a 6" pipe must be attached to this application.) If a construction plan is attached, include Exhibit# and title of document	Immediately Adjacent	
4.	Size of potable/process water line closest to the site (inches in diameter)	16	
5.	Static and residual pressures of the potable/process water line closest to the site	Static 60	Residual
6.	If the nearest potable water line is less than 6" in diameter, enter the distance to nearest 6" water line [the minimum size necessary to support the use of sprinklers and/or fire hydrants] (feet). If the nearest potable water line is 6" or larger, answer "N/A."	N/A	
6.	Source of potable or process water (lake, well, municipal, private water company, or other source)	Municipal	
7.	Total potable/process water system capacity (millions of gallons per day)	61 MGD	
8.	Current average daily use of the water system (millions of gallons per day	40 MGD	
9.	Peak demand (millions of gallons per day)	40 MGD	
10.	Excess capacity of the existing water system (millions of gallons per day)	21 MGD	

11.	Has a letter from the provider, confirming the excess capacity, been provided with this application? (YES/NO) If YES, include Exhibit# and title of document.	No
12.	Distance to closest elevated potable water storage tank (miles)	5
13.	Capacity of closest elevated potable water storage tank (gallons)	500,000
14.	Distance to the appropriate booster station (miles)	16
15.	Is or will there be adequate pressure and flow at site to combat fires? (YES/NO)	Yes
16.	Has a plan to improve or upgrade the existing water system (including construction budget and schedule) been provided with this application? (YES/NO) If YES, include Exhibit# and title of document.	No
	If YES, can this plan be executed within a reasonable timetable such as 180 days or less? (YES/NO)	
	If the plan can be implemented within a reasonable time frame (12-14 months max), what is the basis for this estimate? Discussions with water company? Engineering schedule? Contractor discussions?	

B. Wastewater Infrastructure		
1.	Has a site map, with the site clearly outlined, indicating the location of all existing wastewater utilities been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 14 - Wastewater Infrastructure Map
2.	If sewer service is available in the area, please indicate the provider of sanitary sewer service (company name, municipal name, etc.). Include agency name, address, phone, email address and contact name (including title), as appropriate.	Jefferson Parish Sewerage Dept. 1221 Elmwood Park Blvd, #803 Jefferson, LA 70123 (504) 736-6661
3.	If sewer service is NOT available at the site, where will the industrial wastewaters and sanitary sewerage be discharged? (Include name of lake, stream or other "named" waterbody downstream of site into which discharged waters will drain.)	N/A
4.	Distance to the closest wastewater collection line to service the site (feet) (Note: Line must be available at the site boundary or a construction plan, schedule, and cost estimate must be attached.)	Immediately Adjacent
5.	Size of wastewater collection line closest to the site (inches diameter)	8"
6.	Is there a force main at or near the site? (YES/NO)	Yes
7.	Capacity of nearest lift station (gallons/day)	1,368,000
8.	NPDES permit number of sewer provider	Bridge City - LA0042064
9.	Total capacity of wastewater system (gallons/day)	7,230,000
10.	Current average daily use of wastewater system (gallons/day)	1,750,000
11.	Peak load on wastewater system (gallons/day)	1,750,000
12.	Excess capacity of wastewater system (gallons/day)	5,480,000
13.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)	No
	If not, what basis was used to establish the excess capacity estimate?	Email from Parish Engineering Department

14.	If the site's industrial wastewater will be discharged to a local municipal sewer system, what are the pre-treatment requirements to discharge industrial wastewater to the municipal wastewater system? If lengthy, please include the pretreatment requirements as a separate attachment. If included as a separate document, please include Exhibit# and title of document here.	
	N/A	
15.	Has a plan to improve or upgrade the existing wastewater system (including construction budget and schedule) been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No
	If YES, can this plan be executed within a reasonable time frame such as 180 days or less? (YES/NO)	
16.	Has a plan to establish an on-site wastewater treatment facility been provided with this application? (YES/NO) If YES, please include the Exhibit# and title of document.	No

C. Electricity Infrastructure		
1.	Has a site map, with the site clearly outlined, indicating the location of all existing electrical lines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 15 - Electrical Distribution Infrastructure Map Exhibit 16 - Electrical Transmission Infrastructure Map
2.	Local provider of electrical power (company name, address, phone, email, and contact person including title, as appropriate)	Entergy Louisiana 1657 Poydras St. New Orleans, LA 70112 Jim Bourgeois Business and Economic Development Manager jbourg7@entergy.com (337) 431-6027
3.	Distance to provider's nearest distribution line (feet) Felectric	Immediately Adjacent
4.	Size of provider's nearest distribution line (kV)	13.8 kV
5.	Distance to nearest transmission line (miles)	0.5
6.	Is reliable 3-phase service available at the site today? (YES/NO) (Note: If existing 3-phase service is not available at the site, certification will require submission of a formal cost estimate, schedule, construction plan and funding source to meet the minimum level of service within a reasonable timetable.)	Yes
	If 3-Phase is NOT available at the site, include Exhibit# and title of document containing the plan to install 3-phase.	
	What additional services are to be included with this upgrade?	
	Can these upgrade plans be executed within a reasonable timetable such as 180 days or less? (YES/NO)	
7.	Is dual feed available? That is, can the site be supplied power from two substations such that if one substation has an outage, the site still has power? (YES/NO)	No
8.	Peak load capacity available at site (MW)?	
9.	Distance to nearest substation to serve the site (miles)	0.5

10.	Distance to the next closest substation to serve the site (miles)	2.5

D. Natural Gas Infrastructure			
1.	Has a map, with the site clearly outlined, indicating the location of all existing natural gas distribution and transmission lines near/adjacent to the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 17 - Natural Gas Infrastructure Map	
2.	Local distribution/supplier of natural gas (Company/agency name, address, phone, email, and contact name including title, as appropriate)	Atmos Energy 101 Airline Dr. Metairie, LA 70001 Shaun Bordelon Senior Account Representative shaun.bordelon@atmosenergy.com (504) 214-6361	
3.	Distance to nearest distribution service line (NOT transmission line) (feet)		Immediately Adjacent
4.	Size of distribution service line (inches)		2
5.	Pressure of distribution service line (psi)		60-100
6.	If the distribution line is not on or immediately adjacent to the site, has a plan to extend the line (including construction budget and schedule) been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	N/A	
	If the line needs to be extended to the site, can this plan be executed within a reasonable timetable (12-14 months max)? (YES/NO)		Yes
	What is your basis for asserting that the plan can be completed in a reasonable timetable? Engineering/construction estimate? Letter from natural gas supplier? etc.		
	Email from Atmos gas provider states 2" gas line along Churchill Pkwy can be upgraded to 4" HDPE at developer's cost within 4-6 months.		
7.	Transmission provider (Company/ agency name, address, phone and contact name, as appropriate) of natural gas	Atmos Energy 101 Airline Dr. Metairie, LA 70001 Shaun Bordelon Senior Account Representative shaun.bordelon@atmosenergy.com	

		(504) 214-6361
8.	Distance to nearest transmission line (NOT distribution line) (miles)	Immediately Adjacent
9.	Size and pressure of transmission line (inches and PSI)	4 in. and 60-100psi
10.	Are any known transmission or distribution upgrades or infrastructure improvements planned that will impact service to the site? (YES/NO)	No

11.	List and describe services to be upgraded or improved.
	N/A
	Can these plans be executed within a reasonable timetable (12-14 months) or less? (YES/NO) If so, what is the basis for this assertion?
	N/A

E. Local Product Pipeline Crossings		
1.	Does a pipeline (or pipelines) of any type (natural gas, water, crude oil, sewer, brine, etc.) cross the site?? (YES/NO) If YES, has a map, with the site clearly outlined, depicting the location of any existing or proposed underground (or above-ground) product pipelines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No Exhibit 18 - Local Product Pipelines Map
2.	Pipeline owner	
	Primary contents of pipeline	
3.	Pipeline owner	
	Primary contents of pipeline	
4.	Pipeline owner	
	Primary contents of pipeline	
5.	Pipeline owner	
	Primary contents of pipeline	
6.	Pipeline owner	
	Primary contents of pipeline	

F. Telecommunications Infrastructure		
1.	Has a map, with the site clearly outlined, indicating the location of all existing telecommunications lines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit 19 - Telecommunications Infrastructure Map
2.	Local provider of telecommunications services (Company, name, address, phone, email, and contact name including title, as appropriate)	AT&T 840 Poydras St. New Orleans, LA 70112 Bradley Burch Sales Manager - Fiber bb848r@att.com (504) 920-4465 Cox 338 Edwards Avenue New Orleans, LA 70123 George Blanchard Planner, Construction & Planning george.blanchard@cox.com (504) 358-6055
3.	Distance to provider's nearest telecommunications line (feet)	1,000
4.	Distance to nearest central office (CO) serving the site (miles)	N/A.
5.	Is digital switching available at the site? (YES/NO)	Yes
6.	Is fiber optic cable currently available at the site? (YES/NO)	Yes
7.	Are T-1 lines available at the site? (YES/NO)	No
8.	Are T-3 lines available at the site? (YES/NO)	No
9.	Is cellular or PCS wireless service available at the site? (YES/NO)	Yes
10.	Is satellite of commercial grade with an unobstructed view of the sky available at the site? (YES/NO)	Yes

11.	If a plan is underway to improve telecommunications at/near the site, has a copy of the plan to improve the existing telecom lines or systems (including construction budget and schedule) been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No
	If a plan has been developed, which services are to be included:	
	N/A	
	Can these plans be executed within a reasonable timetable such as 12-14 months or less? (YES/NO) If YES, what is the basis for this assertion?	
	60-90 days based on Phone call with Bradley Burch with AT&T	

G. Roadway Transportation Infrastructure

1.	Has the required map, with the site clearly outlined, indicating the location of all existing roadways in the vicinity of the site been provided with this application? (YES/NO) Note: See guidance on transportation map requirements in the Instructions. Note: There is no need to list a parish, state, or US highway if it is not used to access the site. If YES, please include Exhibit# and title of document.	Yes Exhibit 20 - Roadway Transportation Infrastructure Map Exhibit 21 - Roadway Transportation Infrastructure Wide Map Exhibit 25 - Drive Time Map

2.	Nearest roadway	Roadway number (& local/common name, if applicable)	Distance from site (road miles)	Number of lanes	Width of lanes
	City/Parish/Local road	Nicolle Blvd.	0	2	12
	State highway (give local/common name, too.)				
	U.S. highway (give local/common name, too.)	US 90	2.9	4	12
	North-south Interstate highway	I-59 US Hwy 90 (Future route of I-49)	46 2.9		

	East-west Interstate highway	I-10	8		
3.	Can all city/parish/local roads used to access the site sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO)				Yes
4.	What is the weight limit of the parish road in pounds (lbs)?				10,000
5.	Can state highway sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO)				Yes
6.	What is the weight limit of the state highway in pounds (lbs)?				80,000
7.	Is access to site controlled by a traffic light? (YES/NO)				No

8.	Does the roadway adjacent to the site have more than 10,000 average daily trips? (YES/NO) If YES, a copy of a letter of no objection (from DOTD for state highways and parish/city authorities for local roadways) for a driveway connection must be included with this application. If YES, please include Exhibit# and title of document.		No
9.	Are there any known improvements planned for the typical roadways that might be used to access the site? (YES/NO). If YES, please complete the blocks below.		Yes
	Roadway to be improved	Description of improvement, Including controlling or funding authority	Schedule
	Churchill Pkwy	Extension of Churchill Pkwy to add additional access to Nicolle Blvd.	January 2025
10.	Are there any known road improvements planned that will impact access to the Interstate highway? (YES/NO)		No
	If YES, how long will access to the interstate be impacted?		
11.	Are any roadway improvements required to access the site via paved roads? (YES/NO)		No
	If YES, please describe required improvements.		
	If YES, is there a state or local commitment to making these improvements? (YES/NO)		
12.	Do any rights-of-way need to be obtained to provide roadway access the site? (YES/NO) Note: Permanent legal ownership/title to a R-O-W, granted in perpetuity, is required for certification for those sites not adjacent to a roadway.		No
	If YES, please describe Right-of-Way needs.		
	If YES, what is the schedule for obtaining these rights-of-way?		

H. Air Transportation Infrastructure			
1.	Name, including the airport's IATA Code, and address of ***nearest commercial airport*** with scheduled passenger service Please include a link to the airport website.	New Orleans International Airport (MSY) 1 Terminal Dr. Kenner, LA 70062 https://flymsy.com/ Exhibit 22 - Air Transportation Infrastructure Map	
2.	Distance to the nearest commercial airport (road miles)		15
3.	Average travel time to nearest commercial airport (min)		25
4.	Number of air carriers serving nearest commercial airport		18
5.	Is direct international passenger service available at this airport? (YES/NO)		Yes
6.	Is international passenger service available within a two-hour flight? (YES/NO)		No
7.	Is international cargo service available? (YES/NO)		Yes
Optional – Enter a second commercial airport that might be near your facility if your site can be accessed fairly easily from two airports.			
8.	Name, including the airport's IATA Code, and address of second closest commercial airport with scheduled passenger service Please include a link to the airport website.	Gulfport-Biloxi Airport (GPT) (89 miles) 14035 Airport Rd. Gulfport, MS 39503 https://flygpt.com/ Baton Rouge Metropolitan Airport (BTR) (88 miles) 9430 Jackie Cochran Dr. Baton Rouge, LA 70811 https://flybtr.com/	
9.	Distance to the second closest commercial airport (road miles)		89 GPT & 88 BTR
10.	Average travel time to second closest commercial airport (min)		88 GPT & 77 BTR
11.	Number of air carriers serving second closest commercial airport		6 GPT & 3 BTR
12.	Is direct international passenger service available at this airport? (YES/NO)		No
13.	Is international passenger service available within a two-hour flight at this airport? (YES/NO)		No
14.	Is international cargo service available at this airport? (YES/NO)		No

I. Rail Infrastructure			
1.	Is there a rail spur already on-site or is a rail line adjacent to the site? (YES/NO)	No Exhibit 23 - Rail Transportation Infrastructure Map	
2.	Name of carrier of nearest freight railroad line?	Union Pacific (rail service not feasible)	
3.	Distance to the nearest carrier's freight railroad line (miles)		2
4.	Second carrier's closest freight railroad line, if a second carrier is available.	Canadian National	
5.	Distance to the second closest carrier's freight railroad line (miles or NA)		4
6.	Location of nearest intermodal rail yard (rail miles)	Union Pacific Rail Yard	
7.	Ownership/Operator and approximate location of nearest intermodal rail yard		Union Pacific 100 Avondale Garden Road, Avondale, LA
8.	Distance to nearest intermodal rail yard (rail miles)		2.5
9.	If rail is not already on or adjacent to the site, has a plan to provide service (including construction budget, construction plan, schedule, and source of funding) been attached? (YES/NO) If YES, please include Exhibit# and title of document.	No	
	In what time frame can rail service be provided to the site? (months)		N/A
	What is the basis for this assertion? Engineering estimate? Letter from rail company? etc.		
10.	If rail is not currently on or adjacent to the site, do rights-of-way (ROW) exist for extension of rail line to site? (YES/NO)		No
	Do these rights-of-way cross federal, state, or parish roadways? (YES/NO)		
11.	What party is responsible for ongoing maintenance of line extended to the site?	N/A	

J. Water Transportation Infrastructure		
1.	Name, street address, phone and contact name including title and email address (as appropriate) of ***nearest shallow draft port*** Please include a link to the Port website. Note: If a deep-water port is the closest port to the site and can handle shallow water/barge traffic, enter it here and in the spaces designated for a deep-water port.	Port of New Orleans 1350 Port of New Orleans Pl. New Orleans, LA 70130 https://portnola.com/ Amanda Coates Head of Business Development (504) 528-3419 amanda.coates@portnola.com Exhibit 24 - Water Transportation Infrastructure Map
2.	Name of waterway at shallow draft port	Mississippi River
3.	What types of cargo ships/barges can be loaded and unloaded at this port (dry bulk (coal, grain, ores, etc.), Reefer (fruits, vegetables, meats, etc.), Ro-Ro, bulk liquid, containers, chemicals, crude, automobiles, etc.)?	Containers, Intermodal, Breakbulk, Heavy Lift/Project Cargo, Ro-Ro, Temperature Sensitive Cargo
4.	What water depth is maintained at the shallow water port? (feet)	50
5.	Distance to the nearest shallow draft port? (road miles)	5
6.	Does the shallow water port site currently have barge docking facilities? (YES/NO)	Yes
7.	Name, street address, phone and contact name including title and email address (as appropriate) of ***nearest deepwater port*** Please include a link to the Port website. (Note the name of the shallow water port and deepwater port may be the same. Most deep-water ports can	Port of New Orleans 1350 Port of New Orleans Pl. New Orleans, LA 70130 https://portnola.com/ Amanda Coates Head of Business Development (504) 528-3419 amanda.coates@portnola.com Exhibit 24 - Water Transportation Infrastructure Map

	also service shallow water vessels, like barges.)	
8.	Name of body of water at deepwater port	Mississippi River
9.	What types of cargo ships/barges can be loaded and unloaded at this port (dry bulk (coal, grain, ores, etc.), Reefer (fruits, vegetables, meats, etc.), Ro-Ro, bulk liquid, containers, chemicals, crude, automobiles, etc.)?	Containers, Intermodal, Breakbulk, Heavy Lift/Project Cargo, Ro-Ro, Temperature Sensitive Cargo
10.	Distance to nearest deepwater port? (road miles)	5
11.	Does the deepwater port currently have deepwater vessel docking facilities? (YES/NO)	Yes
12.	How much draft can this deepwater port accommodate? (feet)	50

K. Geography and Geological Assessment			
1.	Has the required U.S. Geological Survey quad map, with the site clearly outlined, been provided with this application? (YES/NO) Note: The map must be zoomed in to the site close enough to where the topographical data (elevations) is clearly legible. LED does not need the whole USGS quad map but would appreciate it if both exhibits are attached. Note: See cautionary statement about using hardcopy quad maps in the Instructions. Please include Exhibit# and title of document.	Yes Exhibit 26 - U.S. Geological Survey Quad Map Exhibit 27 - Soils Conservation Service Map	
2.	Has the required FEMA 100-year flood plain map, with the site clearly outlined, been provided with this application? (YES/NO) Note: Applicants must use the latest FEMA DFIRM map, even if the map is preliminary and is being contested by local authorities. Please include Exhibit# and title of document.	Yes Exhibit 29 - FEMA 100-year Floodplain Letter and Map	
3.	Minimum topographical elevation (ft, MSL)		-3
4.	Maximum topographical elevation (ft, MSL)		10
5.	Topographical variation (maximum elevation minus minimum elevation) (ft)		13
6.	Indicate the general grade or percentage slope of the site.		0-3%
7.	Describe the general terrain of the site (e.g., flat, gently rolling, greatly sloping, etc.).	Flat	
8.	Describe the general type of vegetation on the site (grass, forest, crops, etc.)	Grass	

9.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over these water bodies.
	N/A	
10.	Has a copy of the required geotechnical memo/letter been provided with this application? (YES/NO) Please include Exhibit# and title of document.	Yes Exhibit 09 - Geotechnical Memo
	If YES, does the memo indicate the soils are suitable for building foundations and/or construction of on-site roadways?	Yes
	If YES, is soil augmentation required for construction of a “typical” 100,000 sq. ft light industrial /manufacturing or office park building? (YES/NO)	Yes
11.	Estimated depth to groundwater (ft)	4-10 ft.
12.	Has the required color aerial photo (from the past 24 months, with the site clearly outlined, been provided with this application? (YES/NO) Please include Exhibit# and title of document.	Yes Exhibit 01 - Aerial Photo Map

L. Environmental Site Assessment			
1.	Has the required copy of the Phase I Environmental Site Assessment that is less than 5-years old been included with this application? (YES/NO) Note: Only the basic report should be included in the binder with the complete report included on the flashdrive. Please include Exhibit# and title of document.	Yes Exhibit 31 - Phase 1 Environmental Site Assessment	
2.	Was the recommendation from the Phase I "No Further Action"? (YES/NO) If NO, list the "Recognized Environmental Conditions (RECs)" that were identified (line-by-line) and what additional recommendations were made in the report.	Yes	
3.	Do the findings of Phase I suggest/require a Phase II? (YES/NO)		No
	If YES, has a Phase II environmental assessment been completed? (YES/NO)		
	If a Phase II has been completed, a copy must be included as an exhibit. Has a copy of the Phase II assessment executive summary been provided with this application? (YES/NO) Note: The entire Phase II report must be included on the flashdrive. If YES, please include Exhibit# and title of document.		
	Was the recommendation from Phase II "No Further Action"? (YES/NO)		
4.	Has the required letter from the LA Dept. of Wildlife and Fisheries (LDWF) indicating that development will not impact any endangered species and that the site is cleared for development been included with the application? (YES/NO) Note: No field study is required. Just the letter. Please include Exhibit# and title of document.	Yes Exhibit 11 - LDWF Clearance Letter	

5.	Has the required wetlands delineation (less than 5 years old) been conducted for this site? (YES/NO)	Yes
	A color copy of the entire wetland delineation map and accompanying 1-2-page memo must be provided with this application. Note: As described in the Instructions, a full wetlands report is not required. Please include Exhibit# and title of document.	Yes Exhibit 28 - National Wetlands Inventory Map Exhibit 33 - Wetlands Delineation
	If a wetlands delineation has been conducted, did it indicate the presence of wetlands and/or other "waters of the U.S." on site? (YES/NO)	Yes
	If wetlands were identified on site, has a Jurisdictional Determination (JD) been requested from the Corps of Engineers? (YES/NO)	No
	If a JD was requested, the JD application must be attached here. Please include Exhibit# and title of document.	N/A
	If wetlands were present, was a Corps of Engineers Sec 404 Permit Application submitted to mitigate the wetlands? (YES/NO) Note: LED does not require Small Site applicants to seek a Sec 404 permit and mitigate the wetlands on site unless the wetlands are in the middle of the site. If YES, please include Exhibit# and title of document.	No
	If a Sec 404 wetlands permit application was submitted, has a Corps of Engineers Sec 404 Permit been received? (YES/NO) If YES, please include Exhibit# and title of document.	N/A

	If a wetlands permit (404 permit) was received from the Corps, have all wetlands on the site been mitigated? (YES/NO) If YES, please include Exhibit# and title of document showing signed agreement with wetlands bank or other substantiation.	N/A	
	Any other comments related to the possible presence of wetlands on site?	N/A	
6.	Has the required Cultural Resources desktop-level study been completed? (YES/NO) Please include Exhibit# and title of document.		Yes Exhibit 12 - Cultural Encumbrances Map
	Did the desktop-study indicate the entire site has been previously surveyed via a Phase 1 Cultural Source study and the SHPO has cleared the entire site for development? (YES/NO)	No	
	Did the desktop study indicate the presence of known archeological finds/digs on the site (YES/NO)	No	
	If the desktop study indicated the presence of known archeological finds on the site, was a Phase 1 Cultural Resources study conducted? (YES/NO)	N/A	
	If a Phase 1 Cultural Resources study was conducted, has the SHPO cleared the *entire* site for development and issued a stamp or letter clearly stating that? (YES/NO)	No	

Required Documents/Exhibits List

Note: The Aerial Photo and the Boundary Survey should always be the first exhibits a prospective buyer will see when viewing exhibits.

☐ 1. U.S. Geological Survey quad map **with the site outlined**

☐ 2. Color aerial photo from the past 24 months **with the site outlined**

☐ 3. Copy of the deed or other documents, including parish, state or federal ordinances that would restrict construction or operations at the site of any type.

☐ 4. Roster of all owners

☐ 5. Survey Map of Existing Encumbrances **with the site outlined.**
   a. Show Site Boundary Survey/Legal Description
   b. Rights of Way and Servitudes
   c. Leased areas
   d. Prescriptive Servitudes/Rights
   e. All pipelines crossing the site (water, sewer, benzene, ethylene, natgas, etc.)

☐ 6. Map of Existing Natural Conditions:
   a. Aerial base map
   b. LIDAR contours (not too obtrusive use a larger step in the elevation if necessary to reduce the dominance; also tone down the coloration)
   c. 100-yr Flood plains
   d. Cultural Resources

☐ 7. Map showing Existing Utilities
   a. Water
   b. Gas
   c. Electrical
   d. Sewer
   e. Telcom

☐ 8. Map showing Proposed Utilities and required infrastructure that must be constructed to make the site “shovel ready.”
   a. Proposed water
   b. Proposed Gas
   c. Proposed Electrical
   d. Proposed sewer
   e. Proposed Telecom
   f. Proposed roadway improvements/additions
   g. Proposed rail spurs to the site boundary

☐ 9. Transportation map, **with the site outlined**, indicating the location of all existing paved (concrete/asphalt) roadways abutting and/or crossing the site. Map should clearly show the site in relationship to the nearest Interstate highway interchange. Interstate highways must be clearly

labeled with bold interstate logos.

☐ 10. Wetlands Delineation Map and 1-3-page memo, as described in Instructions

☐ 11. If a Jurisdictional Determination was submitted to the Corps, a copy of the Corps' Jurisdictional Determination must be included as an exhibit.

☐ 12. LED does not require that wetlands be mitigated but if a Section 404 Wetlands Permit Application was submitted to the Corps (in order to start the process of mitigating on-site wetlands), a copy of the application must be included as an attachment.

☐ 13. If the Corps has issued a Sec 404 Permit, allowing the on-site wetlands to be mitigated/destroyed, a copy of the Corps' permit must be attached.

☐ 14. E1547-13 (or later standard) or E2247-16 (or later) Phase I environmental site assessment (must be within the last 5 years.), as discussed in the Instructions. Include the base report in the binder; include the entire report on the flashdrive.

☐ 15. If a Phase II environmental site assessment has been completed, a copy of a Phase II assessment report in its entirety. Include the base report in the binder; include the entire report on the flashdrive.

☐ 16. LA Dept. of Wildlife and Fisheries (LDWF) clearance letter – A clearance letter from LDWF indicating that development will not impact any endangered species. (No field work is expected or required, unless required in the clearance letter from LDWF. This is rare.)

☐ 17. A copy of the desktop Cultural Resources study showing the site has no known cultural resources on site or, if a Phase 1 Cultural Resources study was completed, a copy of the SHPO stamp or letter.

Note: If a Phase 1 Cultural Resources study was conducted because the desktop study indicated the site contains archeological finds/digs, the applicant must include a copy of the Phase 1 report and a copy of the SHPO letter or rubber stamp clearly stating that the site is "cleared for development."

Note: An email or letter from the SHPO saying "the Cultural Resources report has been reviewed and we have no further comments" is insufficient. If a Phase 1 was conducted, we must have something that indicates the site is cleared for development. See the Instructions for further information.

☐ 18. Copy of the 1-3-page geotechnical memo discussing likely soil conditions for the site. The memo must offer an opinion on general soil bearing pressures, typical expected piling loadings and typical size of spread footings for the site, as discussed in the Instructions.

☐ 19. If the site is zoned or the site is within a local or parish land-use plan of any sort, the zoning map or land-use plan must be included along with the zoning or land use regulations. The site must be clearly outlined on the map.

☐ 20. Copy of Letter of No Objection for driveway connection from parish authorities for local roads and DOTD for state highways that exceed 10k vehicles/day.

Desired Documents List

☐ 21. Copy of the deed, if not required above. Required for future mega-sites.

☐ 22. Copy of title abstract. Required for future mega-sites.

☐ 23. Copy of the latest property assessment from the parish assessor

☐ 24. If applicable, a plan to improve or upgrade the existing potable water system to meet the 50 thousand gal/day certification threshold (including construction budget & schedule)

☐ 25. Letter from the local water provider confirming excess water capacity.

☐ If applicable, a plan to improve or upgrade the existing wastewater system to meet the 50 thousand gal/day certification threshold (including construction budget & schedule)

☐ 26. If applicable, a plan to extend existing electrical lines, or upgrade current system, to meet 3-phase certification threshold (including construction budget & schedule)

☐ 27. If applicable, a plan to extend the natural gas line (including construction budget & schedule)

☐ 28. If applicable, a plan to extend and/or improve the existing telecom lines or systems to meet certification threshold (including construction budget & schedule)

☐ 29. If applicable, a plan to provide rail service to the site (including construction budget and schedule)

(Last revision: Feb 2022)

Exhibit 1 – Example Geotechnical Memo

To whom it may concern:

My name is John Doe. I am a registered geologist (geotechnical engineer?) in the state of Louisiana by the Louisiana Board of Professional Geoscientists (or the Louisiana Professional Engineering and land Surveying Board (LAPELS)); registration #xxxxx. I have been practicing in Louisiana for XX years. I also have XX years of experience in the states of XXX, XXX, and XXX.

I have been asked to render an opinion about the expected/likely soils located at the XXXXXXX site composed of XXX acres in XXXXXX Parish as part or the LED site certification requirements.

I have completed XXXX projects in that vicinity/parish and my opinion expressed below is based on my experience on those projects. However, my experience with other sites, even sites close by, is no guarantee that the soils on this site will match with my expectations. I did not visit the site and I did not examine or test any soil samples from the site. The insights below are merely my opinion based on my prior experience working in Louisiana and in the parish of interest.

Type of Soils Typically Expected in this Area: I would expect the site's soils would generally be characterized as XXXX, XXXX and XXXX. (stiff lean clays? Silty clays? Firm fat clays? Medium dense clayey sands? Fay clays? Etc.)

Groundwater Depth: Typically in this area of the state, the depth to groundwater will be shallow, in the range of XX ft – XX ft.

Soil Bearing Pressure: I estimate the soils in the vicinity of this site will likely have a soil bearing pressure in the range of XXX – XXX psf.

Shallow Spread Footing Expectations for a 100,000 ft2 light manufacturing building:

Pile Loading Expectations for a 100,000 ft2 light manufacturing building:

Disclaimer/Limitations: The insights given above are an opinion, are extremely preliminary, and are not based on any actual visits to the site or tests on the soils at the site. No construction or design should ever be undertaken using the above observations. These observations are not to be used for construction, bidding, recordation, conveyance, sales or as the basis for the issuance of a permit. Design and construction should always be based on actual soil data extracted via professional drilling rigs, CPTs, and laboratory testing. No warranties are implied or expressed by the observations presented above.

Closing

I would be delighted to discuss the above observations/expectations with any prospective buyers or site selection consultants. I would also welcome an opportunity to conduct the detailed geotechnical studies when a project is planned for the site.

Sincerely yours,

John Doe
PG# XXXXX (or PE La#XXXX)