LOUISIANA ECONOMIC DEVELOPMENT

John Bel Edwards
Governor

Don Pierson
Secretary

DATE: 06/08/2020

Louisiana Certified Sites Program Application

Site Name	Cenac Park
Street Address or Other Physical Location Additionally, please include accurate latitude/longitude *in decimal form (not Deg/Min/Sec)*	300 Rue Des Etoiles Carencro, Louisiana 70520 Additional site access available via Rue de Cotton Latitude: 30.332235° Longitude: -92.032470°
City/Town (nearest), State, and Zip	Carencro, Louisiana 70520
Parish	Lafayette Parish

Contact person and title (Owner, Director, etc.)	Zach Hager, Director Business Development			
Organization	One Acadiana			
Street/P.O. Box Address	804 East St. Mary Boulevard			
City, State, Zip	Lafayette, Louisiana 70503			
Telephone	Office:	(337) 408-3669	Cell:	(337) 849-4997
Email	zach@oneacadiana.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 Department 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 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:
	Director, Business Development	07/15/2020

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Foreword

As you prepare to undertake the LED 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.

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.

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.

Do NOT fill out this application if you have not received LED’s review and approval of the 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 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

Applicants must plan to submit a minimum of two rounds of binders: two complete binder copies of a Draft set for LED's initial review/comment and two complete binders containing the Final set 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 page listing the exhibits by Exhibit Number and name; see list of required documents),
3. Tab pages separating the Application and every major exhibit,
4. A flash drive ("thumb drive"), and
5. Any other appurtenances discussed herein.

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.

Submission of loose-leaf documents, not in a binder, is not acceptable. Use of binder clips 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 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 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 all exhibits. Each exhibit must be a separate file on the flashdrive. Do not put more than one exhibit in a file.

> ***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. 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.

C. Requirement - Descriptive Titles on All 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 an 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 Letter of Site Clearance" and "Exhibit C – Wetlands Delineation Report" 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 the questionnaire 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 title like: “Exhibit A – 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.

NOTE: 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 off 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 1-page or 500 pages but it should be preceded by a Tab and a Title page.

E. Requirement – Consistent Exhibit Naming

LED does not have any special requirements 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 Wetlands Delineation.”) but do not use commas to separate portions of the Exhibit Name (Example: “Exhibit A, Site XXX Wetlands Delineation”).

The official “Site Name” should follow the exhibit ID. Example: The wetlands report for a site entitled “Westpark Industrial Site” should have a name similar to: “Exhibit X – Westpark Industrial Site Wetlands Report”. All exhibits should have the site name embedded at the beginning of the Exhibit name. Also, file names on the accompanying flashdrive must match the Exhibit name exactly.

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 Wetlands Delineation” completed on December 10.

F. Requirement – All Exhibits Referenced at Least Once

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 include the exhibit title within this application.

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

It is the intent of the department to send an electronic copy of the entire binder to prospective purchasers. 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 – Property Boundary Survey", when submitted electronically, should have a matching filename: "Exhibit A – 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 site's property line on a white background does not allow the prospective buyer to spot the site quickly.

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

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 2-lane parish/county roadways. Too much detail on a map is distracting and results in delay in comprehension of the primary content of the exhibit.

As an additional example, a floodplain map should show the floodplain, of course. Adding LIDAR data to the map is also helpful but the LIDAR data lines will often result in what appears to be a cluttered map.

Take care to make sure the floodplains are immediately visible to the viewer and that the LIDAR lines are not so pronounced that they make the floodplain areas difficult to spot.

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 in the center of the site that explains why the map does not show any areas of potential flooding. This might also apply to the cultural resources map, the wetlands 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 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.

It is generally useful to enlarge the Interstate logos to make them easily visible to prospective buyers.

> ***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 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 understands that some exhibits, especially those from courthouses, are only available via microfiche and the microfiche copies from a courthouse are not always ideal. 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 and legible 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 of 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 this 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 National Resource Conservation Soils map, the FEMA floodplain map, the National Wetlands Inventory map, etc., must be submitted with the site clearly outlined. However, 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.*

L. Street Address

Google Maps is somewhat of a global internet 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 to LED 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.

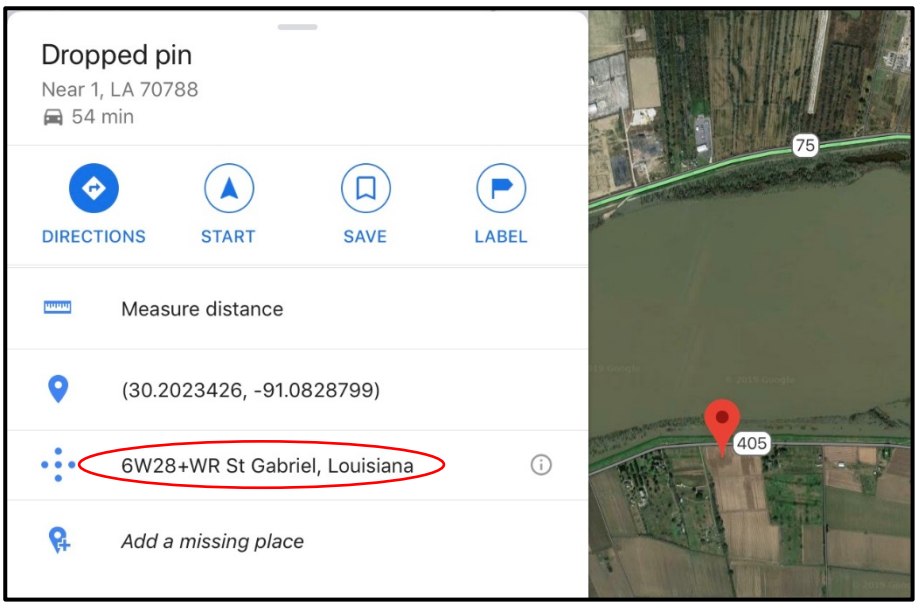
Not all sites have a street address or, perhaps, the street address that you have does not resolve to the correct site. (In one case, the only address the applicant had resolved to a prison near the site when the address was entered into Google Maps. Not a good thing!) If the site does not have an assigned address, then please contact the City Clerk, the USPS, or other services, depending on the site, to get an address assigned. LED needs a street address and the process to request one is relatively simple.

Note: Most cities already have a well-defined street grid system. A call to the right person at the city can often have an address assigned within 24-hrs.

If the street address you have does not bring the user to the correct site or the city/county/parish/USPS refuse to assign a street address, then please use the PLUS CODEs (aka Open Location Code) given by all Google mapping products on Android and Apple devices. Plus Codes (https://plus.codes) are a universal mapping code developed by Google in 2014. Every 9-ft2 on the planet has a unique plus code.

Note: Plus Codes are only to be used as a last resort. Actual street addresses are always preferred.

To find a Plus code, use your Apple or Android device and find the site using the Google Maps app. Once you see the site on the Google map, tap the screen to "drop a pin" at the right point. A "dropped Pin" screen will popup to the left and give you the Plus Code. See map below and area circled in red. Copy this code into the address field. Be careful to type it EXACTLY as is.



Always encapsulate a Google Plus Code inside quote marks ("") to make sure that unfamiliar users know exactly what text denotes the Plus Code.

Minimum Criteria for Entry into the Louisiana 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. (https://louisianasiteselection.com/led)***
>
> ***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.***

Size: At least 25 contiguous, buildable acres, free of impediments to development such as existing structures not appropriate for future commerce, soil contaminants, wetlands, floodplain, protected species and/or cultural resources.

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.

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. which are not of significant value and would normally be considered "tear down" buildings.*

Zoning: The site must be zoned or otherwise approved for industrial applications. If 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 authorities for placement of an industrial facility.

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 industrial use is acceptable for the site.

Only sites suitable for industrial use will be considered. Sites adjacent to significant residential development or other land uses incompatible with industrial activities will not be considered. The 24-hr noise, lights, and truck traffic typical of a major industrial development are inherently incompatible with residential communities.

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, Renewal 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://enforcement.trade.gov/ftzpage/letters/ftzlist- map.html#louisiana

  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.

- **Renewal Community Zones** - Renewal Community (RC) Initiatives sought to reduce unemployment and generate economic growth through the designation of Federal tax incentives and award of grants to distressed communities.

  Description and Map:
  https://www.hud.gov/program_offices/comm_planning/economicdevelopment/programs/rc/tour/la

- **Opportunity Zones** – Opportunity Zones are a 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 25 contiguous, buildable acres must be above the 100-year floodplain.

Alternatively, the applicant may provide a formal cost estimate, construction plan and funding source by which construction footprints can be elevated above the floodplain and meet FEMA standards.

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

Water Supply: For sites under 250-ac, 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. Sites 250-ac or over must have a water supply equal to 200 times their acreage rounded to the nearest 10,000 gal. Thus, a 500-ac site must have a water supply of 100k gpd.

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, typically considered to be 12-18 months.

Typically, a 4" water distribution line is the minimum size (6" or larger preferred) that can deliver the dynamic pressure required at industrial sites, except when fighting fires. (A firewater pond is typically constructed at most heavy industrial sites for use when fighting fires.)

Sanitary Sewer: For sites under 250-ac, provide a minimum of 50,000 gallons per day of available sanitary sewer capacity in a reasonable time period upon notification. Sites 250-ac or over must have wastewater service equal to 200 times their acreage rounded to the nearest 10,000 gal. Thus, a 500-ac site must have a wastewater service equivalent to 100k gpd.

If existing sewer capacity is not available to 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, typically considered to be 12-18 months.

General Road Access: The roads accessing the site must be paved with asphalt or concrete and be able to support 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 2) 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**.**

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, 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.

Listing: The property owner must agree to have the site published by the Louisiana Economic Development on its interactive sites and building 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 of the completed application. 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.***

As mentioned previously, the entire Phase 1 Environmental Site Assessment report does not need to be included in the binder. 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. We also need any relevant maps, and other details on RECs included in the binder, even if those details are in the appendices of the report. While only the key details need to be included in the application binder, 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 application binder, the full report must still be included on the flashdrive.

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

1. A standard E1527-13 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 or later versions. Submissions prepared using older versions of the E1527 standard will be rejected.

2. A standard E2247-16 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 to 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. Use of a newer standard is permissible.

Remediated/Contaminated/Brownfield Sites: If there are unresolved environmental issues on the site, as discussed in the Phase 1 Environmental Site Assessment, they must be resolved (remediated) prior to certification. If the site still has monitoring wells or any other LDEQ monitoring requirements, it cannot be certified. The site cannot be certified until a *No Further Action* letter or its equivalent from the Louisiana Department of Environmental Quality (DEQ) is provided.

Further, in an effort to resolve prospective buyer concerns, the site cannot be certified until a *No Further Action* letter or its equivalent from the Louisiana Department of Environmental Quality (DEQ) is received and included as an Exhibit.

> *For the purposes of certification, the environmental consultant selected to perform the Phase 1 ESA cannot have any perceived or real conflicts of interest. If the consultant has ever done any work of any type whatsoever for the site owner/operator, they are forbidden from conducting the Phase 1 ESA. If the consultant has had any business relationship with the parent company at any other site owned by the company, they are forbidden from conducting the Phase 1 ESA. The environmental professional should not be affiliated with the developer/owner, or a buyer or seller of the property, or a firm engaged in any business that might present a conflict of interest or give the appearance of a conflict of interest.*

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

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.

> ***Note: Foreign buyers may not be familiar with the E-1527 or the E-2247 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.) Either clearly state no environmental issues of concern were uncovered or list the environmental concerns that were identified. You are free to include any caveats in this summary, as well, but please make sure the results are easy to find for the reader. Property owners and EDOs should make sure their consultants are aware of this requirement***

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

If the results of the wetlands delineation indicate that wetlands or waters of the U.S. will likely be impacted by planned development of the site (i.e., wetlands are in the middle of the site or in areas likely to undergo construction), the applicant must also submit the wetlands delineation to the U.S. Army Corps of Engineers for a formal Jurisdictional Determination (JD). This formalizes

the wetlands delineation and provides some assurance from the Corps that wetlands are no more extensive than the delineation purports.

The wetlands report MUST contain an Executive Summary that clearly states the findings of the survey, as well as a map showing the location of the wetlands, other waters, etc. It must clearly list the delineation results in tabular form. This will make it easier for prospective buyers to understand the results without having to search through a lengthy report for these items. Property owners and EDOs should make sure their consultants are aware of this requirement.

> ***Notes: A Corps of Engineers wetlands permit application (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 site are encouraged to mitigate those wetlands.***

As this application makes clear, if a JD is requested, the application for the JD must be included as an exhibit. Similarly, if a 404 wetlands permit is requested, the 404 permit application must also be included as an exhibit. The same applies to the Corps' final permit. Also include a copy of the Corp's Joint Public Notice of the permit.

Topographic Survey and 100-year Floodplain 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. 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 floodplain or a site manufacturing pad can be cost effectively constructed to raise the site above the floodplain. (Be sure to outline the site on the map in a wide, bold line of contrasting color.)

LIDAR data may be added to this map but the LIDAR data should not be so prominent as to obscure the floodplain areas. The floodplains should be clearly visible.

Preliminary Geotechnical Investigation: Obtain a preliminary geotechnical investigation of the site generally characterizing the site's soil, rock and *groundwater conditions*. Substantiate that unfavorable geotechnical conditions do not exist at the site.

The geotechnical investigation required for certification should involve no less than 2 and no more than 5 borings spread evenly across the site. More than 5 borings are generally not required, regardless of the size of the site since the goal here is to establish general soil bearing pressures/characteristics.

The narrative in the geotechnical report should clearly state the approximate load bearing capacity of a 14" concrete or pipe pile or other similar, commonly used geotechnical support structures used in a major petrochemical plant. It should also estimate the approximate size of spread footings for 2-3 types of industrial structures (tanks, pipe racks, etc.).

Here is LED's guidance for the required number of borings and depth of borings.

> 25-50 acres, 2 borings with one to 50' and one to at least 30'.
>
> 50 – 250 acres, 3 borings with one to 100' and at least one of the others to 50'. The remaining boring can be drilled to 30'.
>
> 250+ acres, 5 borings with at least one to 100' and at least two others to at least 50'. The remaining borings can be drilled to 30'.

As stated above, more than 5 borings for a preliminary geotechnical investigation is generally not advised.

The use of a CPT to reduce costs is encouraged as long as the equipment used can produce reasonably accurate predictions of soil strengths/bearing pressures/piling calcs and other soil characteristics and the equipment can attain the 100' depth, if required.

> ***Note: If the applicant has recent geotechnical data from a project in the immediate vicinity of the site, that data may be deemed acceptable to LED.***

Property owners and EDOs should make sure their consultants are aware of these requirements so as to avoid the need to modify their report later.

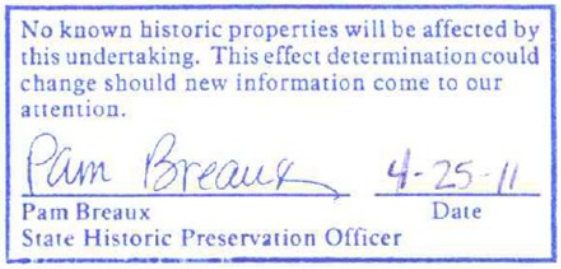
Cultural Resources Investigation: All certified sites must be cleared for development by the State Historic Preservation Office (SHPO) to verify there are no historic or prehistoric archeological sites that will be destroyed by an industrial development. (The SHPO review will also verify that the views of and from a historical site will not be impacted negatively.) The process to clear a site typically requires two steps:

1. Check the SHPO's Database: Hire a qualified third-party archeologist to check the SHPO's electronic database to see if the site has been surveyed for cultural resources in the past. This will typically take under an hour to complete.

   If the site has already been surveyed in the past, then 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 site has not been surveyed in the past, the SHPO will likely require that a Phase 1 Cultural Resources Assessment be conducted. Again, you will need to hire a qualified archeological team to conduct the field work and write 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.

Below is a copy of the SHPO stamp that they sometimes use when clearing a site. A letter from SHPO stating the same thing is acceptable.



The SHPO recently (01/19) revised their approval language. The letter from SHPO may use alternative and more complicated phrasing similar to this: *If the proposed project will require federal permits, licenses, funds, loans, grants, or assistance for development, we would recommend to the federal or state agency that no historic properties have been identified within the certified site boundaries and no additional cultural resource surveys are required.* This phrasing indicates that "if asked by a state or federal agency," SHPO would tell them that no historic properties would be impacted and the site is ready for development.

> ***Note: The SHPO's site clearance must CLEARLY state something akin to the site "is cleared for development" or "we have no further concerns about development of this site." If the letter/email just says "we have received the report and agree with its findings," that 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 to send a scientist to the site to look for endangered species. A letter from the LDWF is all that is needed.

Railroad Accessibility: If the site can be served by railroad, please provide a brief narrative describing how rail access will be provided. Be sure to indicate in the narrative if roads, highways, streams, bayous or other water bodies must be crossed. Please include a map as an additional exhibit if the suggested route for access crosses any of the previously mentioned obstacles.

Utility, Oil/Gas Well, Drainage, and Pipeline Easements and Rights-of-Way: 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.

Minimum Criteria Check List

CRITERIA	MINIMUM REQUIREMENT	YES/NO
Acres above 100-yr floodplain using *latest* DFIRM maps	25 acres or greater	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 industrial use (or capable of being rezoned for industrial use within a reasonable timetable) and, if zoned, a zoning map and zoning regulations attached. If the site is not in an area with zoning, the site must be appropriate for medium to heavy industrial use with 24-hr noise, lights and truck traffic with no significant residential areas nearby. If the parish has a land-use plan or similar document, the site must comport with the uses designated in that plan.	Yes
Potable water supply	A minimum of a 4" water line and a capacity of 50,000 gal/day for sites less than 250-ac. For sites larger than 250-ac, the water system must provide service equal to 200gal * acreage (200 gallons times acres). If the water source is not available at the property boundary, a construction plan, schedule, funding source, and cost estimate is attached.	Yes
Wastewater service	50,000 gal/day wastewater service is required for sites less than 250-ac. For sites larger than 250-ac, the wastewater system must provide service equal to 200gal * acreage (200 gallons times acres). If existing capacity is not available at the property boundary, a construction plan, schedule, funding source, and cost estimate is attached.	Yes
Electrical supply	Reliable 3-phase electrical power is on-site or a construction plan, schedule, and cost estimate is attached.	Yes

Natural gas availability	4” minimum sized distribution line must be available at the property boundary or a construction estimate, schedule, and plan for bringing natural gas to the site attached.	Yes

Environmental clearance	Phase I Environmental Site Assessment (less than 5 years old) indicates the site has no issues (RECs). Phase 2 may be required if Phase 1 indicates issues exist on the property. Brownfield sites that processed/used any chemicals whatsoever must include a Letter of No Further Action from LDEQ or similar clearance document acceptable to LED.	Yes
Cultural resources	SHPO's letter or stamp clears the entire site for development. A Phase I Cultural Resources study may be requested by the SHPO to get the site cleared. If required, a copy of the study must be attached as an exhibit.	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 has been completed and the report is included in the application. Note that a Jurisdictional Determination from the Corps of Engineers is NOT required.	Yes
Geotechnical testing	A geotechnical firm was hired and the required minimum number of geotechnical borings to appropriate depths (see previous guidance) were made on the site and the report is included in the application.	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
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:	Cenac Park
	If a brochure, pictures of the site, or other special exhibits are available, please list them here (one exhibit name per line) As a minimum, please cite the Exhibit# and title for both the aerial photo and the boundary survey here.	Exhibit A. Cenac Park Color Aerial Photo Map Exhibit B. Cenac Park Oblique Aerial Photo Map Exhibit C. Cenac Park Property Boundary Aerial Exhibit Exhibit U. Cenac Park Drive Time Map Exhibit HH. Cenac Park Field Visit Photo Index Exhibit II. Cenac Park Executive Summary & Developable Area
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, logistical advantages, explain special site situations, etc. or discuss any other aspect of the site.	Cenac Park is located in Lafayette Parish along the I-49 frontage road. The commercial and industrial park is adjacent to I-49 and approximitely 5 miles north of I-10. The site is located within the city limits of Carencro, Louisiana and has a population of 1.8 million within a 90 minute drive time.
	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://buildingsandsites.com/oneacadiana/Property/Detail/5232/Cenac-Park
2.	**Address or physical location** (Additionally, include accurate latitude/ longitude in decimal notation (not Deg/Min/Sec))	300 Rue Des Etoiles Carencro, Louisiana 70520 Additional site access available via Rue de Cotton Latitude: 30.332235° Longitude: -92.032470°
3.	**City/Town (nearest), State/Zip**	Carencro, Louisiana 70520
4.	**Parish**	Lafayette 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.)	300 Rue Des Etoiles Carencro, Louisiana 70520			
6.	**Contact Person and Title**	Mr. Zach Hager, Director Business Development			
7.	**Street Address for Contact**	804 East St. Mary Boulevard			
8.	**City/State/Zip for Contact**	Lafayette, Louisiana 70503			
9.	**Telephone:**	**Office:**	(337) 408-3669	**Cell:**	(337) 849-4997
10.	**Email for Key Contact(s)**	zach@oneacadiana.org			

11.	**Total acres for lease/sale?** (acres)	38.45 (acres)
	Total contiguous developable acreage above the 100-year floodplain (when assessed using the latest floodplain maps, even if the maps are preliminary and are being protested by local authorities.)	37.7 (acres)
12.	**Number of parcels making up acreage**	2 (parcels)
13.	**Number of owners of the separate parcels**	1 (owner)
14.	**Total selling price for all acres** ($)	$5,383,000
	Total selling price per acre ($) *Note: "Total selling price" divided by "Total acres for sale."*	$140,000
15.	**Total acreage annual lease** ($)	Not Applicable
16.	**Is there a lease-purchase option?** (YES/NO)	No
	If yes, description/comment on lease-purchase option:	Not Applicable
	Is there a right-of-refusal option? (YES/NO)	No

17.	**If yes, description/comment on right-of-refusal option:**	Not Applicable
18.	**Has a title abstract been submitted with this application?** (YES/NO) *Note: A title abstract is REQUIRED for sites designated as future LED mega-sites.*	Yes
	If YES, Exhibit# and title of document?	Exhibit F. Cenac Park Partial Title Abstract

19.	**Is the acreage sub-divisible? If yes, complete box 19a.** (YES/NO)			Yes
19a.	**Parcel description**	**Acres**	**Lease or Selling Price Per Acre** ($)	**Total Lease or Selling Price** ($)
	Parcel No. 6164763 & 6157800	38.45	$140,000	$5,383,000
	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable

A. Site Identification (continued) – Owner #1 Information

1.	**Site Name**	Cenac Park			
2.	**Owner Name**	Sarah Walker, Cenac Inc.			
3.	**Contact Person**	Zach Hager			
4.	**Street Address**	804 East. St. Mary Boulevard			
5.	**City/State/Zip**	Lafayette, Louisiana 70503			
6.	**Telephone**	**Office:**	(337) 408-3669	**Cell:**	(337) 849-4997
7.	**Email(s)**	zach@oneacadiana.org			
8.	**Total acres, or percent ownership, of the site owned by this owner** (acres or %, or both)	38.45 (acres) 100%			
9.	**Total selling price for this owner's proportional share** ($)	$5,383,000			
10.	**Total annual lease price of this owner's share** ($)	Not Applicable			
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.	Yes Exhibit G. Cenac Park Memorandum of Agreement			
12.	**Comments regarding the immediate availability of this parcel:**				
	Parcel is immediately available for purchase.				

A. Site Identification (continued) – Owner #2 Information

1.	**Site Name**	Cenac Park			
2.	**Owner Name**	Not Applicable			
3.	**Contact Person**	Not Applicable			
4.	**Street Address**	Not Applicable			
5.	**City/State/Zip**	Not Applicable			
6.	**Telephone**	**Office:**	Not Applicable	**Cell:**	Not Applicable
7.	**Email(s)**	Not Applicable			
8.	**Total acres, or percent ownership, of the site owned by this owner** (acres or %, or both)	Not Applicable			
9.	**Total selling price for this owner's proportional share** ($)	Not Applicable			
10.	**Total annual lease price of this owner's share** ($)	Not Applicable			
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 Not Applicable			
12.	**Comments regarding the immediate availability of this parcel:**				
	Not Applicable				

A. Site Identification (continued) – Owner #3 Information

1.	**Site Name**	Cenac Park			
2.	**Owner Name**	Not Applicable			
3.	**Contact Person**	Not Applicable			
4.	**Street Address**	Not Applicable			
5.	**City/State/Zip**	Not Applicable			
6.	**Telephone**	**Office:**	Not Applicable	**Cell:**	Not Applicable
7.	**Email(s)**	Not Applicable			
8.	**Total acres, or percent ownership, of the site owned by this owner** (acres or %, or both)	Not Applicable			
9.	**Total selling price for this owner's proportional share** ($)	Not Applicable			
10.	**Total annual lease price of this owner's share** ($)	Not Applicable			
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 Not Applicable			
12.	**Comments regarding the immediate availability of this parcel:**				
	Not Applicable				

A. Site Identification (continued) – Owner #4 Information

1.	**Site Name**	Cenac Park			
2.	**Owner Name**	Not Applicable			
3.	**Contact Person**	Not Applicable			
4.	**Street Address**	Not Applicable			
5.	**City/State/Zip**	Not Applicable			
6.	**Telephone**	**Office:**	Not Applicable	**Cell:**	Not Applicable
7.	**Email(s)**	Not Applicable			
8.	**Total acres, or percent ownership, of the site owned by this owner** (acres or %, or both)	Not Applicable			
9.	**Total selling price for this owner's proportional share** ($)	Not Applicable			
10.	**Total annual lease price of this owner's share** ($)	Not Applicable			
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 Not Applicable			
12.	**Comments regarding the immediate availability of this parcel:**				
	Not Applicable				

B. Option to Purchase Site *(if applicable)*

1.	**Option Holder**	Not Applicable			
2.	**Contact Person and Organization (as appropriate)**	Not Applicable			
3.	**Street Address**	Not Applicable			
4.	**City/State/Zip**	Not Applicable			
5.	**Telephone**	**Office:**	Not Applicable	**Cell:**	Not Applicable
6.	**Email(s)**	Not Applicable			
7.	**Total number of acres under option to purchase** (acres)			Not Applicable	
8.	**Option expiration date** (MM/DD/YYYY)			Not Applicable	
9.	**Is the option assignable?** (YES/NO)			Not Applicable	
10.	**Is there a mechanism to renew the option upon expiration?** (YES/NO)			Not Applicable	
11.	**Has a copy of the option to purchase been included with this application?** (YES/NO) If YES, include Exhibit# and title of document.			Not Applicable	
12.	**Special comments, if any, relative to option to purchase:**				
	Not Applicable				

C. Site Zoning, Tax Assessment, and Special Economic Development Districts

1.	**Is site within incorporated municipal limits?** (YES/NO)	Yes
	If YES, what municipality?	City of Carencro
	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?**	Not Applicable
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.	Valerie Bosset Planning Administrator City of Carencro, Louisiana 210 East St. Peter Street Carencro, Louisiana 70520 (337) 896-8481 planning@carencro.org
	If the site is zoned, briefly describe the property's current zoning classification.	According to the City of Carencro's Code of Ordinance, the site is located within a Suburban District that is established based on proximity to transportation thoroughfares. The site is not currently developed so there is no existing landuse type. If the site were to be developed for an Industrial Land Use, it is the responsibility of the new development to minimize the conflict with adjacent properties. Please refer to "Exhibit H. Cenac Park Zoning Map & Documents" to review the adjacent properties land use types and required greenbelt, buffer and fence requirements according to the City of Carencro's Conflict Level Types.
	If the site is zoned, has a copy of the required zoning map (with the site clearly outlined in a bold, contrasting color) and zoning regulation for that zoning classification been included?	Yes Exhibit H. Cenac Park Zoning Map & Documents

	If the site is zoned, include Exhibit# and title of document.	
	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 H. Cenac Park Zoning Map & Documents
	If YES, does industrial use of the site fit well within the planned uses outlined within the land use plan? **If industrial use does not comport with the land use plan, what will be done to remedy the situation prior to certification?**	Yes
3.	**Are there any zoning restrictions, land use restrictions, or other ordinances that limit noise levels?** (YES/NO)	No
	If YES, please describe:	Not Applicable
4.	**Are there any height restrictions due to zoning regulations, aviation restrictions, etc.?** (YES/NO)	No
	If YES, please describe:	Not Applicable
5.	**Describe any other land use restrictions** (e.g., hours of operation; lighting ordinances, etc.)	If the property is to be developed as an Industrial Land Use Type, the following restrictions are required based on adjacent properties land use: - Adjacent Single Family Residential: Conflict Level 6 that requires a 100-ft green belt, a fence, and no buffer. - Adjacent General Business: Conflict Level 3 that requires a 20-ft green belt, a fence, and no buffer. Adjacent Industrial: No Conflict
6.	**If the site must be rezoned to attain an Industrial classification, how long will it take for required re-zoning permits or other required permits to be issued?** (months)	Not Applicable
7.	**If the site is zoned, are adjacent properties zoned the same as the site?** (YES/NO)	No
	If NO, what zoning applies to adjacent properties? If NO, a zoning map of the area zoomed in to within a mile of the site must be included with the	Single Family Residential, General Business, & Industrial Exhibit H. Cenac Park Zoning Map & Documents

	submittal. Please include Exhibit# and Title.	
8.	**Please describe previous and current uses of the adjacent sites and planned projects within a 2-mile radius of the centroid of the site.** Please note any nearby schools, churches, daycare, or residential developments. Be sure to specifically reference any schools, hospitals, or other major government or residential developments by name. Also, please note, by name, any bodies of water, highways, railroads, other transportation arteries, or other entities of potential interest adjacent to the site in your response.	
	North:	The site is bounded to the north by Rue des Etoiles, sparse residences, and vacant land. LA 1252 (North Michaud St), commercial businesses, Beau Basin Coulee, and several industrial businesses are also present north of the site.
	East:	The site is bounded to the east by residential developments, Azarex Rd, and vacant land.
	South:	The site is bounded to the south by several commercial and industrial developments, vacant land, Beau Basin Coulee, and Hector Connoly Rd.
	West:	The site is bounded to the west by I-49 Frontage Rd and I-49. Vacant land, North Michaud St, North University Ave (LA 182), Beau Basin Coulee, and several residential developments are also present west of the site.
9.	**What is the current property tax millage applied to the site? Include units (per acre, etc.)** (mills)	87.02 (mills)
10.	**What is the current assessed valuation of the whole site?** (Total assessed value in $$)	$44,299

11.	**Has a copy of the latest assessment been provided with this application?** (YES/NO)	Yes
	If YES, include Exhibit# and title of document.	Exhibit I. Cenac Park 2020 Tax Assessment
SPECIAL ECONOMIC ZONES – Confirm eligibility for Foreign Trade Zones, Renewal 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.		
12.	**Is the site located within a Foreign Trade Zone?** (YES/NO)	No
13.	**Is the site located within a Renewal Community?** (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)	No
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)	No

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.	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
2.	**Paved surfaces** (including roadways, driveways, parking areas, etc.)				
	Not Applicable	Not Applicable	Not Applicable		
	Not Applicable	Not Applicable	Not Applicable		
	Not Applicable	Not Applicable	Not Applicable		
3.	**Fences**				
	Not Applicable	Not Applicable	Not Applicable		
	Not Applicable	Not Applicable	Not Applicable		
	Not Applicable	Not Applicable	Not Applicable		
4.	**Are there any cemeteries located on the site?** (YES/NO)			No	
	If YES, please describe.	Not Applicable			
5.	**Can any structures not included in the sale be removed within a reasonable timetable such as 180 days or less?** (YES/NO)			Not Applicable	

	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.	Not Applicable

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, please include Exhibit# and title of document:	Exhibit J. Cenac Park Property Deed Report
2.	**Has the required boundary/property survey 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 D. Cenac Park 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.	
	Exhibit E. Cenac Park Property Rights of Way Exhibit 1. 47.5' Enhanced Setback - 0.95 acres 2. 10' Utility Servitude - 0.44 acres 3. 20' City of Carencro Utility Servitude - 0.36 acres 4. 25' Drainage Servitude - 0.49 acres 5. 20' Drainage Servitude from High Bank - 0.05 acres Less: 0.43 acres Total: 1.86 acres	

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.
	None known at this time.
5.	**List and describe any liens against the property.** Include Exhibit# and title of document if attached as a separate document.
	None known at this time.
6.	**List and describe any judgments impacting development of the site.** Include Exhibit# and title of document if attached as a separate document.
	None known at this time.
7.	**List and describe any restrictive covenants associated with the site, each on a separate line.** Include Exhibit# and title of document if attached as a separate document.
	None known at this time.
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 number of encumbered acres. Include Exhibit# and title of document if attached as a separate document.
	Exhibit K. Cenac Park Wetlands & Cultural Encumbrances 1. Potential Jurisdictional Wetlands - 0.33 acres 2. Non-Wetlands Waters - 732 Linear Feet Drainage Ditch (Non-Jurisdictional) - 1,303 Linear Feet Note: Jurisdictional and non-jurisdictional wetlands and waters of the U.S. can only be determined by the United States Army Corps of Engineers (USACE) through a Jurisdictional Determination (JD). A JD has not been submitted or received at this time for the Cenac Park. Listed jurisdictional and non-jurisdictional features should only be used for preliminary planning purposes.

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 at the site.**	Carencro Fire Department 5201 North University Avenue Carencro, LA 70520 (337) 896-6121
3.	**Rating of fire service provider** (ISO PPC rating)	5
4.	**Distance to fire station that will be serving the site** (road miles)	1.5 (road miles)
	Name, address and phone of the Fire Station providing services to the site.	Station 32 400 Hector Conolly Road Carencro, LA 70520 (337) 886-7058
5.	**Distance to local emergency medical care facility** (road miles)	10.6 (road miles)
	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.	Lafayette General Medical Center 1214 Coolidge St. Lafayette, LA 70503 (337) 289-7991 Lafayette General Medical Center (LGMC) staffs 342 beds at its main campus. It is the largest full-service acute-care medical center in the 9-parish (county) Acadiana Region. LGMC operates the busiest emergency room in Acadiana and handles the highest level of trauma in the region. In an effort to meet the needs of the community, LGMC boasts a Center of Excellence in Breast Imaging, has an Accredited Cancer Center, an accredited Metabolic and Bariatric Surgery program, and is an Advanced Certified Primary Stroke Center, and is a Blue Cross Blue Shield Blue Distinction Center in Maternity Care and in Bariatrics.

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 L. Cenac Park Potable Water Infrastructure Map Exhibit BB. Cenac Park All Utilities Infrastructure Map	
2.	**Company/agency name, contact name including title and email address, address, and phone of provider of potable or process water to the site**	City of Carencro 210 East St. Peter Street Carencro, Louisiana 70520 Don Chauvin, City Manager (337) 896-8481 citymanager@carencro.org	
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 must be attached to this application.* If a construction plan is attached, include Exhibit# and title of document	Adjacent to site	
4.	**Size of potable/process water line closest to the site** (inches in diameter)	8 (inches in diameter)	
5.	**Static and residual pressures of the potable/process water line closest to the site**	**Static:** Not Provided	**Residual:** Not Provided
6.	**Source of potable or process water** (lake, well, or another source)	Well	
7.	**Total potable/process water system capacity** (millions of gallons per day)	4 (millions of gallons per day)	
8.	**Current average daily use of the water system** (millions of gallons per day)	1 (million of gallons per day)	
9.	**Peak demand** (millions of gallons per day)	1.5 (millions of gallons per day)	

10.	**Excess capacity of the existing water system** (millions of gallons per day)	2.5 (millions of gallons per day)
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 Not Applicable
12.	**Distance to closest elevated potable water storage tank (miles)**	Andre Street Water Tank: 1 (mile) Eloise Street Water Tank: 1 (mile)
13.	**Capacity of closest elevated potable water storage tank (gallons)**	Andre Street Water Tank: 500,000 (gallons) Eloise Street Water Tank: 500,000 (gallons)
14.	**Distance to the appropriate booster station (miles)**	Not Appicable
15.	**Is or will there be adequate pressure and flow at site to combat fires?** (YES/NO) *Note: A wide-spread fire at a 100k f2 light manufacturing building will require 1.2 million gallons for a 1-hr fire.* If NO, please include an attachment from an engineering firm or other appropriate entity explaining how sufficient water will be made available to fight fires. Include the Exhibit# and title of document.	Yes Not Applicable
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 Not Applicable
	If YES, can this plan be executed within a reasonable timetable such as 180 days or less? (YES/NO)	Not Applicable
	If the plan can be implemented within a reasonable time frame, what is the basis for this assertion? Discussions with water company? Engineering schedule? Contractor discussions?	
	Not Applicable	

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 M. Cenac Park Wastewater Infrastructure Upgrade Letter & Map Exhibit BB. Cenac Park All Utilities Infrastructure Map
2.	**Provider of sanitary sewer service (company name, municipal name, etc.). Include agency name, address, phone, contact name including title and email address, as appropriate.**	City of Carencro 210 East St. Peter Street Carencro, Louisiana 70520 Don Chauvin, City Manager (337) 896-8481 citymanager@carencro.org
3.	**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.)*	4,500 (feet)
4.	**Size of wastewater collection line closest to the site** (inches diameter)	8 (inches diameter)
5.	**Is there a force main at or near the site?** (YES/NO)	No
6.	**Capacity of nearest lift station** (gallons/day)	Not Applicable
7.	**NPDES permit number of sewer provider**	Not Applicable
8.	**Total capacity of wastewater system** (gallons/day)	Proposed: 50,000 (gallons/day)
9.	**Current average daily use of wastewater system** (gallons/day)	Not Applicable
10.	**Peak load on wastewater system** (gallons/day)	Not Applicable
11.	**Excess capacity of wastewater system** (gallons/day)	Not Applcable
12.	**Has a letter from the provider confirming the excess capacity been provided with this application?** (YES/NO) If YES, please include Exhibit# and title of document.	No Not Applicable

	If not, what is the basis for the excess capacity assertion?	Preliminary engineering measures

13.	**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.	
	Per the City of Carencro's sewer and wastewater ordinance, industrial wastewater discharge is not permitted.	
14.	**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.	Yes, Discussions with the City of Carencro indicate existing wastewater utilities could be extended to site but excess capacity of the system is limited. Depending on the requirements of the site, establishing an onsite wastewater treatment system may be required. Exhibit M. Cenac Park Wastewater Infrastructure Upgrade Letter & Map
	If YES, can this plan be executed within a reasonable time frame such as 180 days or less? (YES/NO)	Yes
15.	**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.	Yes Exhibit M. Cenac Park Wastewater Infrastructure Upgrade Letter & Map

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 N. Cenac Park Electrical Distribution Infrastructure Map Exhibit O. Cenac Park Electrical Transmission Infrastructure Map Exhibit BB. Cenac Park All Utilities Infrastructure Map
2.	**Local provider(s) of electrical power (company name, address, phone and contact name including title and email address, as appropriate)**	Southwest Louisiana Electrical Membership (SLEMCO) 2727 S. E. Evangeline Thruway Lafayette, Louisiana 70508 Jody Soileau, Businss Development Specialist (337) 896-2511 jody.soileau@slemco.com
3.	**Distance to provider's nearest distribution line** (feet)	Adjacent to site
4.	**Size of provider's nearest distribution line** (kV)	24.9 (kV)
5.	**Distance to nearest transmission line equal to or greater than 69 kV** (miles)	2.2 (miles)
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.	Not Applicable
	What additional services are to be included with this upgrade?	Not Applicable
	Can these upgrade plans be executed within a reasonable timetable such as 180 days or less? (YES/NO)	Not Applicable
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)	Yes
8.	**Peak load capacity available at site?** (MW)	10 (MW)

9.	**Distance to nearest substation to serve the site** (miles)	2.2 (miles)
10.	**Distance to the next closest substation to serve the site** (miles)	2.6 (miles)

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 P. Cenac Park Natural Gas Infrastructure Upgrade Letter & Map Exhibit BB. Cenac Park All Utilities Infrastructure Map
2.	**Local distribution/supplier of natural gas (Company/agency name, address, phone and contact name, including title and email address, as appropriate)**	Atmos Energy 1818 Eraste Landry Drive Lafayette, Louisiana 70506 Brain Felger, Business Development Manager (337) 268-4410 brian.felger@atmosenergy.com
3.	**Distance to nearest distribution service line** (NOT transmission line) (feet)	Not Applicable
4.	**Size of distribution service line** (inches)	Not Applicable
5.	**Pressure of distribution service line** (psi)	Not Applicable
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.	Yes Exhibit P. Cenac Park Natural Gas Infrastructure Upgrade Letter & Map
	If the line needs to be extended to the site, can this plan be executed within a reasonable timetable such as 180 days or less? (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.	
	Preliminary engineering measures	
7.	**Transmission provider (Company/ agency name, address, phone and contact name, as appropriate) of natural gas**	Florida Gas Transmission Company 1300 Main Street Houston, Texas 77002 Nathan Hlavaty, Director (713) 857-5479

		nathan.hlavaty@energytransfer.com
8.	**Distance to nearest transmission line** (NOT distribution line) (miles)	0.75 (miles)
9.	**Size and pressure of transmission line** (inches and PSI)	22 (inches) 600-800 (PSI)

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.**	
	Not Applicable	
	Can these plans be executed within a reasonable timetable such as 180 days or less? (YES/NO) If so, what is the basis for this assertion?	
	Not Applicable	

E. Local Pipeline Crossings

1.	**Do any 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 Q. Cenac Park Local Product Pipelines Map
2.	**Pipeline Owner**	Not Applicable
	Primary contents of pipeline	Not Applicable
3.	**Pipeline Owner**	Not Applicable
	Primary contents of pipeline	Not Applicable
4.	**Pipeline Owner**	Not Applicable
	Primary contents of pipeline	Not Applicable
5.	**Pipeline Owner**	Not Applicable
	Primary contents of pipeline	Not Applicable
6.	**Pipeline Owner**	Not Applicable
	Primary contents of pipeline	Not Applicable

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 R. Cenac Park Telecommunication Infrastructure Map Exhibit BB. Cenac Park All Utilities Infrastructure Map
2.	**Local provider of telecommunications services (Company, name, address, phone and contact name including title and email address, as appropriate)**	AT&T 221 Venture Way Lafayette, Louisiana 70506 Natalie Accardo, Manager (337) 279-6024 nc9552@att.com
3.	**Distance to provider's nearest telecommunications line** (feet)	Adjacent to site
4.	**Distance to nearest central office (CO) serving the site** (miles)	3.8 (miles)
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)	Yes
8.	**Are T-3 lines available at the site?** (YES/NO)	Yes
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 Not Applcable
	If a plan has been developed, which services are to be included:	
	Not Applicable	
	Can these plans be executed within a reasonable timetable such as 180 days or less? (YES/NO) If YES, what is the basis for this assertion?	

	Not Applicable

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 S. Cenac Park Roadway Transportation Infrastructure Map Exhibit T. Cenac Park Roadway Transportation Infrastructure Wide Map Exhibit U. Cenac Park Drive Time Map

2.	**Nearest Roadway**	**Roadway Number** (and local/ common name)	**Distance from site** (road miles)	**Number of lanes**	**Width of lanes**
	Parish Road	Rue de Cotton	Adjacent to site	2	10 ft
	State highway	LA 1252	0.7 (road miles)	2	12 ft
	U.S. highway (give local/common name, too)	US 190 "Ronald Reagan Highway"	15.3 (road miles)	4	12 ft
	North-south Interstate highway	I-49	1.3 (road miles)		
	East-west Interstate highway	I-10	5.9 (road miles)		

3.	**Can parish road 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)?**	83,400 (lbs)
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)?**	83,400 (lbs)
7.	**Is access to site controlled by a traffic light?** (YES/NO)	No

8.	**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.		
	Roadway to be improved	**Description of improvement, including controlling or funding authority**	**Schedule**
	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable
9.	**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?	Not Applicable	
10.	**Are any roadway improvements required to access the site?** (YES/NO)		No
	If YES, please describe required improvements.	Not Applicable	
	If YES, is there a state or local commitment to making these improvements? (YES/NO)		N/A
11.	**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.	Not Applicable	
	If YES, what is the time schedule for obtaining these rights-of-way?		Not Applicable

H. Air Transportation Infrastructure

1.	**Name, including the airport's IATA Code, and address of *nearest commercial airport* with scheduled passenger service** Please include link to airport website.	Lafayette Regional Airport (LFT) 200 Terminal Dr. Lafayette, LA 70508 https://lftairport.com/
2.	**Distance in road miles to the nearest commercial airport** (road miles)	9.9 (road miles)
3.	**Average travel time to nearest commercial airport** (minutes)	18 (minutes)
4.	**Number of air carriers serving nearest commercial airport**	3
5.	**Is direct international passenger service available at this airport?** (YES/NO)	No
6.	**Is international passenger service available within a two-hour flight?** (YES/NO)	Yes
7.	**Is international cargo service available?** (YES/NO)	No
Optional – Enter a second commercial airport that might be near the site if the 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 link to airport website.	Louis Armstrong New Orleans International Airport (MSY) 900 Airline Drive Kenner, LA 70062 https://www.flymsy.com/
9.	**Distance in road miles to the second closest commercial airport** (road miles)	125 (road miles)
10.	**Average travel time to second closest commercial airport** (min)	117 (minutes)
11.	**Number of air carriers serving second closest commercial airport**	8
12.	**Is direct international passenger service available at this airport?** (YES/NO)	Yes
13.	**Is international passenger service available within a two-hour flight at this airport?** (YES/NO)	Yes
14.	**Is international cargo service available at this airport?** (YES/NO)	Yes

I. Rail Infrastructure

1.	**Is there a rail spur already on-site or is a rail line adjacent to the site?** (YES/NO)	No
2.	**Name of carrier of nearest Class 1 freight railroad line?** If a short-line (Class III) rail serves the site or the immediate area, please include their name, as well.	BNSF Railroad Company
3.	**Distance to the nearest carrier's freight railroad line** (miles)	6 (miles)
4.	**If the site is accessible by rail, please provide a brief narrative describing the route the rail will take to access the site. If the route will cross any roads/highways or waterbodies (bayous, canals, rivers, etc.) be sure to mention these crossings in the narrative.** Include a map of the proposed route if any right-of-way must be acquired in order to bring rail to the site. If a map is included, please include Exhibit# and title of document.	Rail service is not feasible for the site.
5.	**Second carrier's closest freight railroad line, if a second carrier can reasonably provide service to the site. Otherwise, answer "N/A."**	Not Applicable
6.	**Distance to the second closest carrier's freight railroad line** (miles or N/A)	Not Applicable
7.	**Ownership/Operator and approximate location of nearest intermodal rail yard**	BNSF Lafayette – Railroad Company 110 Sunbeam Lane Lafayette, Louisiana 70507 (337) 572-2500
8.	**Distance to nearest intermodal rail yard** (rail miles)	6.5 (miles)
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)	No Not Applicable

	If YES, please include Exhibit# and title of document.	
	In what time frame can rail service be provided to the site? (months)	Not Applicable
	What is the basis for this assertion? Engineering estimate? Letter from rail company? etc.	Not Applicable
	Not Applicable	
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)	No
11.	**What party is responsible for ongoing maintenance of line extended to the site?**	Not Applicable

J. Water Transportation Infrastructure

1.	**Name, address, phone, contact name including title and email address (as appropriate) of *nearest shallow draft port.*** Please include link to 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 Iberia 4611 South Lewis St. New Iberia, LA 70560 (337) 364-1065 Mr. Craig Romero craigr@portofiberia.com www.portofiberia.com/
2.	**Name of waterway at shallow draft port**	Commercial Canal
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.?**	Dry bulk, Reefer, bulk liquid, containers, and chemicals can all be loaded and unloaded at the Port of Iberia.
4.	**What water depth is maintained at the shallow water port?** (feet)	12 (feet)
5.	**Distance in road miles to nearest shallow draft port** (road miles)	31.5 (road miles)
6.	**Does the shallow water port site currently have barge docking facilities?** (YES/NO)	Yes
7.	**Name, address, phone and contact name including title and email address (as appropriate) of *nearest deepwater port.*** Please include link to port website. *(Note the name of the shallow water port and deepwater port may be the same. Most deep-water ports can also service shallow water vessels, like barges.)*	Port of Greater Baton Rouge 2425 Ernest Wilson Drive Port Allen, Louisiana 70767 (225) 342-1661 Jay G. Hardman, P.E. hardmanj@portgbr.com www.portgbr.com/
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.?**	Dry bulk, Reefer, Ro-Ro, bulk liquid, containers, chemicals, crude, and automobiles can all be loaded and unloaded at the Port of Greater Baton Rouge.
10.	**Distance to the nearest deepwater port?** (road miles)	56.9 (road miles)

11.	**Does the deepwater port currently have deepwater vessel docking facilities?** (YES/NO)	Yes
12.	**How much draft can this deepwater port accommodate?** (feet)	45 (feet)

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 V. Cenac Park U.S. Geological Survey Quad Map
2.	**Has the required Soils Conservation Service (SCS) map, with the site clearly outlined, been provided with this application?** (YES/NO) Please include Exhibit# and title of document.	Yes Exhibit W. Cenac Park Soils Conservation Service Map
3.	**Has the required National Wetlands Inventory (NWI) map, with the site clearly outlined, been provided with this application?** (YES/NO) Please include Exhibit# and title of document.	Yes Exhibit Y. Cenac Park National Wetlands Inventory Map
4.	**Has the required FEMA 100-year floodplain 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 the map is being contested by local authorities.* Please include Exhibit# and title of document.	Yes Exhibit Z. Cenac Park FEMA 100 Year Flood Plain Letter & Map
5.	**Minimum topographical elevation** (ft, MSL)	35 (ft, MSL)
6.	**Maximum topographical elevation** (ft, MSL)	50 (ft, MSL)
7.	**Topographical variation** (maximum elevation minus minimum elevation) (ft)	15 (ft)
8.	**Indicate the general grade or percentage slope of the site.**	1.1%
9.	**Describe the general terrain of the site** (e.g., flat, gently rolling, greatly sloping, etc.).	generally flat

10.	**Describe the general type of vegetation on the site** (forest, grass, crops, etc.)	grass

11.	**Identify any bodies of water or wetlands on or abutting the site.**	**Identify authority with jurisdiction over these water bodies.**
	Potential Jurisdictional Wetlands - 0.33 acres	United States Army Corps of Engineers
	Non-Wetlands Waters - 732 Linear Feet	United States Army Corps of Engineers
	Drainge Ditch (Non-Jurisdictional) - 1,303 Linear Feet	United States Army Corps of Engineers
12.	**Has a copy of the required geotechnical study been provided with this application?** (YES/NO) *Note: See Instruction for geotechnical requirements.* Please include Exhibit# and title of document.	Yes Exhibit AA. Cenac Park Preliminary Geotechnical Engineering Report
	If YES, does the geotechnical study indicate that the site is compatible with industrial development? (YES/NO)	Yes
	If YES, does the study 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 industrial manufacturing building? (YES/NO)	Yes
13.	**Depth to groundwater** (ft)	Groundwater was not observed during the Preliminary Geotechnical Study
14.	**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 A. Cenac Park Color Aerial Photo Map Exhibit B. Cenac Park Oblique Aerial Photo Map Exhibit C. Cenac Park Property Boundary Aerial Exhibit

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 CC. Cenac Park 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.	The subject property was permitted for the beneficial reuse of sewage derived biosolids. While no RECs were found on-site, the Phase 1 ESA does recommend future testing of the surface soils to confirm site conditions.
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)	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) If YES, please include Exhibit# and title of document.	No Not Applicable
	Was the recommendation from Phase II "No Further Action"? (YES/NO)	Not Applicable
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 DD. Cenac Park LA Dept. of Wildlife & Fisheries 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 report must be provided with this application. Please include Exhibit# and title of document.	Exhibit EE. Cenac Park Wetlands Delineation Report
	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 the optional Jurisdictional Determination (JD) been requested from the Corps of Engineers? (YES/NO) *Note: Sites submitted for certification are NOT required to have a JD. Only a wetlands delineation is required.*	No
	If the optional JD was requested, the JD application must be attached here. Please include Exhibit# and title of document.	Not Applicable
	If wetlands were present, was a Corps of Engineers Sec 404 Permit Application submitted to mitigate the wetlands? (YES/NO) *Note: This is optionable. LED does not require any sites to seek a Sec 404 permit and/or mitigate the wetlands on site.* If YES, please include Exhibit# and title of document.	No Not Applicable
	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.	No Not Applicable
	If a wetlands permit (404 permit) was received from the Corps, have all wetlands on the site been mitigated? (YES/NO) *Note: LED does not require that wetlands be mitigated for a site to be certified.* If YES, please include Exhibit# and title of document showing signed agreement with wetlands bank or other substantiation.	No Not Applicable
	Any other comments related to the possible presence of wetlands on site?	None

6.	**Has the required Phase 1 Cultural Resources study been completed (now or any time in the past)?** (YES/NO) *Note: The "SHPO" in Louisiana is the Louisiana Office of Culture, Recreation and Tourism (CRT), Division of Historic Preservation. They have a database of the entire state of Louisiana and know which areas have already had a Phase 1 study. If a site has already been surveyed, it is not necessary to re-do the Phase 1 study for certification.* If a Phase 1 Cultural Resources study was completed as part of the site certification process, please include Exhibit# and title of document.	Yes Exhibit GG. Cenac Park Phase 1 Cultural Resources Assessment Report
	If a Phase 1 Cultural Resources study was completed as part of the site certification process, was the report submitted to the SHPO for their concurrence with the archeologist's recommendations? (YES/NO)	Yes Exhibit FF. Cenac Park LA SHPO Letter of Site Recommendation
	In the letter issued by the SHPO, did the SHPO mention any historical or prehistoric areas on the site that must be avoided during development? (YES/NO)	No
	Has the SHPO cleared the *entire* site, as outlined on the boundary survey, for development? (YES/NO)	Yes
	If the SHPO has NOT cleared the entire site for development, is a Phase 2 or 3 Cultural Resources study planned? (YES/NO) If YES, please include an explanation and, if needed, cite an Exhibit# and title of document.	No Not Applicable

REQUIRED Documents/Exhibits List

☒	**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.**	Boundary survey (including all rights-of-way, building set-backs, servitudes, and easements)
☒	**4.**	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.
☒	**5.**	Topographical map **with the site outlined** (The USGS Quad map will satisfy this requirement if the topo/elevation data is clearly visible on the portion of the Quad map included as an exhibit.)
☒	**6.**	Roster of all owners
☒	**7.**	Site map, **with the site outlined**, indicating the location of all existing paved (concrete/asphalt) roadways abutting and/or crossing the site. At least one map should clearly show the site in relationship to the nearest Interstate highway interchange. Interstate highways must be clearly labeled with bold interstate logos.
☒	**8.**	Site map, **with the site outlined**, indicating location of existing water, wastewater, electrical, natural gas, telecommunications and other utility lines. These exhibits are best if shown on separate maps. A consolidated map is useful, as well.
☒	**9.**	USDA Natural Resources Conservation Service Web Soil Survey map **with the site outlined**
☒	**10.**	National Wetlands Inventory (NWI) map **with the site outlined**
☒	**11.**	A wetlands delineation must accompany submission. (It must be completed by a Professional Wetlands Scientist (PWS) or, as a minimum, someone who has been through the Army Corps' Wetland Delineation course.) The submitted wetlands delineation does not have to be a "jurisdictional wetlands determination," that is, a delineation officially approved by the Corps of Engineers is not required unless the site is slated to be a mega-site. Mega-sites must seek a Jurisdictional Determination.

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

☒ **13.** 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.

☒ **14.** 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.

☒ **15.** FEMA 100-yr floodplain map **with the site outlined.** Applicants must use the latest floodplain map, even if it is preliminary and is being protested by local agencies.

☒ **16.** Phase I environmental site assessment (must be within the last 5 years). Include the base report in the binder; include the entire report on the flashdrive.

☒ **17.** 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.

☒ **18.** 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.)

☒ **19.** State Historical Preservation Officer (SHPO) letter or rubber stamp on a letter/email regarding the presence of historical or cultural artifacts on the site. The letter or stamp from SHPO will indicate that the site is cleared or may indicate that further evaluation, like a Phase 1 Cultural Resources Assessment, is required.

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

☒ **20.** Phase I cultural resources report, unless the site was previously cleared by the SHPO and no further work was required.

☒ **21.** Copy of a geotechnical study for the site. The report must discuss soil bearing pressures, potential piling loadings and typical size of spread footings for the site.

☒ **22.** 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.

☒ **23.** If any pipelines of any sort (water, natgas, benzene, sewer, etc.) cross the site or are within the site property boundaries, those pipelines (with owner names, pipeline contents, and diameter of pipe) must be shown on a Local Pipeline Crossing map.

DESIRED Documents List

☒	**24.**	Copy of the deed, if not required above. Required for future mega-sites.
☒	**25.**	Copy of title abstract. Required for future mega-sites.
☒	**26.**	Copy of the latest property assessment from the parish assessor
☐	**27.**	If applicable, a plan to improve or upgrade the existing potable water system to meet the required gal/day certification threshold (including construction budget & schedule)
☐	**28.**	Letter from the local water provider confirming excess water capacity.
☐	**29.**	If applicable, a plan to improve or upgrade the existing wastewater system to meet the required gal/day certification threshold (including construction budget & schedule)
☒	**30.**	If applicable, a plan to extend existing electrical lines, or upgrade current system, to meet 3-phase certification threshold (including construction budget & schedule)
☒	**31.**	If applicable, a plan to extend the natural gas line (including construction budget & schedule)
☐	**32.**	If applicable, a plan to extend and/or improve the existing telecom lines or systems to meet certification threshold (including construction budget & schedule)
☐	**33.**	If applicable, a plan to provide rail service to the site (including construction budget and schedule)

Last Revision: December 2019.