

# Exhibit G.

## Crosspoint South Site

### Memorandum of Agreement



**GREATER NEW ORLEANS**  
INC  
REGIONAL ECONOMIC DEVELOPMENT

# Crosspoint South Site Memorandum of Agreement

## Certified Memorandum of Agreement Cross Point South Site

This Memorandum of Agreement ("MOA") is entered into between the REGIONAL ECONOMIC DEVELOPMENT ORGANIZATION ("REDO") of Greater New Orleans, Inc. (GNO, Inc.), LOCAL PARISH ECONOMIC DEVELOPMENT ORGANIZATION ("EDO") of Tangipahoa Economic Development Foundation (TEDF), and the PROPERTY OWNER of Masters Partnership, LLC (hereinafter collectively referred to as "Property Owner"), to pursue the Certification by Louisiana Economic Development ("LED") of the SUBJECT PROPERTIES. SUBJECT PROPERTIES consist of 18 acres, more or less, being that portions of land in Tangipahoa Parish in the State of Louisiana and is generally identified as parcel number(s) 2032503, 2029405, 2044005, 5186404, 5084407, 5134706, & 1814508 (see Exhibit A).

Minimum Criteria for Entry into the Louisiana Small Sites Certified Site Program requires at least 10 and less than 25 contiguous, buildable acres free of impediments to development such as but not limited to existing structures not appropriate for future commerce, soil contaminants, wetlands, flood plain, and/or protected species. Exact and final certification site boundary is subject to final determination by an ALTA survey and/or the results of certification due diligence and engineering studies required.

REDO and LED have identified that a strong portfolio of development-ready sites is a critical component of the Region's and State's overall economic development resource inventory. REDO has created a partnership program with Property Owners and Local EDO's to pursue and secure certification of development-ready sites through the LED Certified Site Program, in order to identify, secure and market development ready sites.

Participation in this program is voluntary, and PROPERTY OWNER acknowledges that REDO, LED and the EDO intend to pursue Certification of the SUBJECT PROPERTIES through LED, with a goal of marketing SUBJECT PROPERTIES to potential companies who may be interested in purchasing and developing the site, thus resulting in economic development activity (jobs, capital investments, creation of tax revenues, etc.) that will benefit the region. PROPERTY OWNER retains the right to market SUBJECT PROPERTIES, at a price per acre specified by PROPERTY OWNER, to potential buyers not represented by REDO, LED and EDO.

PROPERTY OWNER represents that it is interested in selling the SUBJECT PROPERTIES to prospective buyers represented by REDO, LED and EDO who may be interested in developing the site, and that PROPERTY OWNER hereby states that the sale price is: \$8.95 per square foot which shall be effective for a period of one year following date of certification. PROPERTY OWNER further agrees to enter into good faith negotiations with prospective purchasers, based on this sale price, with further terms to be defined in a PURCHASE AND SALE AGREEMENT, documented and agreed to between the BUYER and SELLER. PROPERTY OWNER agrees to entertain in good faith, and diligently pursue negotiations from potential purchasers, which shall not be unreasonably rejected, in order to facilitate such sale of SUBJECT PROPERTY.

PROPERTY OWNER represents, and REDO, LED and EDO acknowledge, that SUBJECT PROPERTIES are not intended for sale or development as a residential or retail use. This Certified Site Program is intended only for uses compatible with economic development goals, namely industrial, light industrial, office, warehouse/distribution, manufacturing or other similar uses that promote economic development activities (i.e. specifically not residential or retail uses).

Throughout the period provided for herein, REDO, LED, EDO and their representatives shall have the right to enter the SUBJECT PROPERTY to conduct Due Diligence. Eligible Due Diligence expenses include but are not limited to engineering studies to determine infrastructure cost estimates (utilities, roads, water/wastewater, etc.); environmental studies, site surveys and assessments; acquisition of aerial photos, quadrant maps, zoning maps; geotechnical analysis; threatened and endangered species studies; and archeological investigations. Proposals for eligible Due Diligence, including scope of work and cost estimates, are subject to preapproval by LED. Copies of service agreements, invoices, evidence of payment, and final work product

Initials: [Signature] / [Signature] / [Signature]  
Property Owner / GNO / TEDF / Entergy

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will be available to PROPERTY OWNER, REDO, LED and EDO at the completion of the project. All parties to this MOA acknowledge that, prior to any work being undertaken, REDO, LED and its representatives shall review the SUBJECT PROPERTIES for eligibility with the Program. REDO and LED must approve the SUBJECT PROPERTIES prior to any work being undertaken. REDO and LED will provide PROPERTY OWNER with a NOTICE TO PROCEED prior to any eligible work being undertaken. All work completed will be reviewed by LED to determine if the SUBJECT PROPERTY meets the Minimum Criteria for Entry into the Louisiana Small Sites Certified Site Program prior to final certification.

All parties to this MOA acknowledge that prior to any work being undertaken, that LED shall review the SUBJECT PROPERTY for eligibility with the program, and must approve the SUBJECT PROPERTIES prior to any work being undertaken. REDO will issue PROPERTY OWNER with a Notice to Proceed prior to any eligible work being undertaken. Minimum Criteria for Entry into the Louisiana Small Sites Certified Site Program requires at least 10 and less than 25 contiguous, buildable acres free of impediments to development such as but not limited to existing structures not appropriate for future commerce, soil contaminants, wetlands, flood plain, and/or protected species. Final certification site boundary is subject to LED's approval based on the outcome of Due Diligence and engineering studies.

PROPERTY OWNER, has agreed to share costs of pursuing the Certified Site designation with LED, based on the following percentages. The State, through LED, will be paying only up to and not to exceed 75% of these costs and the amount paid by LED shall not exceed the sum of \$1,000.00 per acre, unless a higher amount is specifically approved by LED. PROPERTY OWNER will be responsible for the rest of funds needed to pay remaining certification costs outside of LED's contribution.

The overall certification budget for the SUBJECT PROPERTY is calculated based on the preliminary acreage aforementioned in the MOA. PROPERTY OWNER and LED acknowledges the outcome of the certification engineering studies and due diligence reports could reduce the final certification acreage for the SUBJECT PROPERTY in accordance to the Minimum Criteria for Entry into the Louisiana Small Sites Certified Site Program. PROPERTY OWNER further acknowledges the LED \$1,000 per acre cost share limit and agree, in good faith, to pay any additional cost outside of the overall certification budget cost sharing breakdown should the SUBJECT PROPERTY final certification acreage be altered.

**Budget: \$23,250 – 100%**

**LED: \$17,438 – 75% (\$969/ acre)**

**Entergy: \$0 – 0%**

**Property Owner: \$5,813 – 25%**

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Initials:  /  /  /   
Property Owner / GNO / TEDF / Entergy




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Signed on Behalf of:

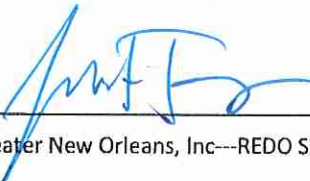
  
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Masters Partnership LLC---Property Owner Signature

Date: 6/4/2020


  
\_\_\_\_\_

Print Name/Title

  
\_\_\_\_\_

Greater New Orleans, Inc---REDO Signature

Date: 6/17/2020


  
\_\_\_\_\_

Print Name/Title

  
\_\_\_\_\_

Tangipahoa Economic Development Foundation--EDO Signature

Date: 6/4/2020

  
\_\_\_\_\_

Print Name/Title

  
\_\_\_\_\_

For Entergy Louisiana, LLC. Signature

Date: 6/15/2020

Perry A. Pertuit / Manager, Business & Economic Development

Print Name/Title

Initials:  /  /  /   
Property Owner / GNO / TEDF / Entergy

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Exhibit A – Cross Point South Site, Tangipahoa Parish

