

Exhibit G.

Henderson I-10 Site

Memorandum of Agreement



Henderson I-10 Site Memorandum of Agreement



523 Jefferson St. Lafayette, Louisiana 70501 // o 337.233.2705 // f 337.234.8671 // OneAcadiana.org

CERTIFIED SITE MEMORANDUM OF AGREEMENT

This Memorandum of Agreement ("MOA") is entered into between ONE ACADIANA ("ONE ACADIANA"), and the PROPERTY OWNER (as identified on the signature block below) in reference to a joint project to pursue the Certification by the Louisiana Department of Economic Development ("LED") of the SUBJECT PROPERTY.

SUBJECT PROPERTY consists of +/- 142.92 acres in St. Martin Parish in the State of Louisiana, and generally identified as parcel number(s) Exhibit A (see included) ("SUBJECT PROPERTY").

ONE ACADIANA 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. ONE ACADIANA has created a partnership program with Property Owners to pursue and secure certification of development-ready sites through the LED Certified Site Program ("Program"), in order to identify, secure and market development ready sites.

Participation in this program is voluntary, and PROPERTY OWNER acknowledges that ONE ACADIANA and LED intend to pursue Certification of the SUBJECT PROPERTY through LED's Program, with a goal of marketing the SUBJECT PROPERTY to prospective buyers who may be interested in purchasing and developing the site ("Prospective Buyers"), 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 the SUBJECT PROPERTY, at a price per acre specified by PROPERTY OWNER, to other potential buyers not represented by ONE ACADIANA and LED.

PROPERTY OWNER represents that it is interested in selling the SUBJECT PROPERTY to Prospective Buyers represented by ONE ACADIANA and LED who may be interested in developing the site, and that PROPERTY OWNER hereby states that the sale price is \$ 5,981,000.00 (\$ (Exhibit A (see included)) per acre) which shall be effective for a period of one year following the date of certification.

PROPERTY OWNER further agrees to enter into good faith negotiations with Prospective Buyers, based on this sale price, with further terms to be defined in a PURCHASE AND SALE AGREEMENT, documented and agreed to between the Prospective Buyer and PROPERTY OWNER.



523 Jefferson St. Lafayette, Louisiana 70501 // o 337.233.2705 // f 337.234.8671 // OneAcadiana.org

PROPERTY OWNER represents, and ONE ACADIANA, LED and PARTNER acknowledge, that the SUBJECT PROPERTY is not intended for sale or development as a residential or retail use. The Program is intended only for uses compatible with economic development goals, namely 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, ONE ACADIANA, LED, and their representatives shall have the right to enter the SUBJECT PROPERTY to conduct Due Diligence. "Due Diligence" shall 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 and ONE ACADIANA. LED and ONE ACADIANA's conducting of Due Diligence on the SUBJECT PROPERTY shall be conditioned on LED's preapproval of the Due Diligence proposal. Copies of service agreements, invoices, evidence of payment, and final work product will be available to PROPERTY OWNER, ONE ACADIANA, and LED at the completion of the project.

All parties to this MOA acknowledge that, prior to any work being undertaken, ONE ACADIANA, LED, and its representatives shall review the SUBJECT PROPERTY for eligibility with the Program. ONE ACADIANA and LED must approve the SUBJECT PROPERTY prior to any work being undertaken. ONE ACADIANA and LED will provide PROPERTY OWNER with a NOTICE TO PROCEED prior to any eligible work being undertaken.

ONE ACADIANA and LED expressly waive any guaranties or warranties that the SUBJECT PROPERTY will be sold pursuant to this MOA or the Due Diligence, and PROPERTY OWNER expressly acknowledges the intent of the Program is to market the SUBJECT PROPERTY for Prospective Buyers but no guaranties or warranties exists for the sale of the SUBJECT PROPERTY.



523 Jefferson St. Lafayette, Louisiana 70501 // o 337.233.2705 // f 337.234.8671 // OneAcadiana.org

CERTIFIED SITE MEMORANDUM OF AGREEMENT

Exhibit A

Knott / Zimmerman Property, St. Martin Parish
Parcel & Price Per Acre Breakdown as of May.1.2026

Owner	Parcel ID	Acreage	Price per Acre	Selling Price
KNOTT, FLOYD J.	520001116	46.26	\$ 35,000.00	\$1,619,100.00
KNOTT, FLOYD J.	06102A4425	9.52	\$ 35,000.00	\$ 333,200.00
KNOTT, FLOYD J.	520001224	17.15	\$ 35,000.00	\$ 600,250.00
HUVAL, MALCOLM	520001225	16.25	\$ 35,000.00	\$ 568,750.00
KNOTT, FLOYD J.	520001226	10.02	\$ 35,000.00	\$ 350,700.00
KNOTT, FLOYD J.	510001227	4.62	\$ 35,000.00	\$ 161,700.00
KNOTT, FLOYD J.	520001327	5.16	\$ 35,000.00	\$ 180,600.00
KNOTT, FLOYD J.	520001228	9.54	\$ 35,000.00	\$ 333,900.00
ZIMMERMAN, MARK LOUIS	520001535	1.06	\$ 185,000.00	\$ 196,100.00
ZIMMERMAN, MARK LOUIS, ET AL	520001431	23.34	\$ 70,000.00	\$1,633,800.00
TOTAL:		142.92		\$5,978,100.00

MOA Signature Page (1)



523 Jefferson St. Lafayette, Louisiana 70501 // o 337.233.2705 // f 337.234.8671 // OneAcadiana.org

Agreed and accepted, this _____ day of _____, ~~2025~~:

Signed on behalf of:

 6/2/2026
ONE ACADIANA

Kyle Bennett
Print Name

 05/18/26
PROPERTY OWNER 2
Pam Zimmerman

Print Name

 05/18/26
PROPERTY OWNER 4
Paul Zimmerman

Print Name

 05/18/26
PROPERTY OWNER 6
Jake Zimmerman

Print Name

 05/20/26
PROPERTY OWNER 1
Guy Zimmerman

Print Name

 05/18/26
PROPERTY OWNER 3
Lacie Zimmerman

Print Name

 05/18/26
PROPERTY OWNER 5
Tiffany Burt

Print Name

 05/27/26
PROPERTY OWNER 7
Mark Zimmerman

Print Name

MOA Signature Page (2)

Floyd Knott
Floyd Knott (May 29, 2026 17:58:20 CDT)





523 Jefferson St. Lafayette, Louisiana 70501 // o 337.233.2705 // f 337.234.8671 // OneAcadiana.org

PROPERTY OWNER 8

Floyd Knott

Print Name

PROPERTY OWNER 9

Malcolm Hurst

Print Name

PROPERTY OWNER 10

Print Name