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Exhibit G.
Chemin 1 Site
Memorandum of Agreement

Chemin 1 Site Memorandum of Agreement

ONEACADIANA

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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 **LOUISIANA ECONOMIC DEVELOPMENT ("LED")** of the **SUBJECT PROPERTY**.

SUBJECT PROPERTY consists of approximately +/- **18.6 acres** in Lafayette Parish in the State of Louisiana, and generally identified as parcel number(s) **6122454**.

A site boundary map is included as **EXHIBIT A** to clearly define the boundaries of the **SUBJECT PROPERTY**. Note: The official certification boundaries may be subject to modification throughout the certification process based on findings from due diligence activities.

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")**, 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** under **LED'S PROGRAM**, with the goal of marketing the site to **PROSPECTIVE LESSEES** who may be interested in leasing and developing the site (**"PROSPECTIVE LESSEES"**). This activity aims to result in economic development (jobs, capital investments, 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 lessees independent of **ONE ACADIANA** and **LED**.

PROPERTY OWNER represents that it is interested in leasing the **SUBJECT PROPERTY** to **PROSPECTIVE LESSEES** represented by **ONE ACADIANA** and **LED** who may be interested in developing the site. **PROPERTY OWNER** hereby states that the **LEASE PRICE** is $129,467.16 ($6,960.60 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 LESSEES**, based on this lease price, with additional terms to be defined in a lease agreement, documented and agreed to between the **PROSPECTIVE LESSEE** and **PROPERTY OWNER**.

PROPERTY OWNER represents, and **ONE ACADIANA**, **LED**, and **PARTNER** acknowledge, that the **SUBJECT PROPERTY** is not intended for residential or retail uses. The **PROGRAM** is exclusively intended for uses compatible with economic development goals, such as 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 is 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 guarantees or warranties that the **SUBJECT PROPERTY** will be leased 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 LESSEES**, but no guarantees or warranties exist for the lease of the **SUBJECT PROPERTY**.

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Agreed and accepted, this 15 **day of** MAY **, 2025:**

Signed on behalf of: Lafayette Parish School Board

PROPERTY OWNER 1	**PROPERTY OWNER 2**
Signature	Signature
FRANCIS TOUCHET JR.	
Print Name	Print Name
PROPERTY OWNER 3	**ONE ACADIANA**
Signature	Signature
	Megan M. Duhon
Print Name	Print Name

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Summary of Proposed Activity:

Property Owner:

- Execute MOU
- Approve Budget
- Receive Notice to Proceed (NTP) for priority survey(s)
- Receive NTP's for remaining Due Diligence
- Receive Site Certification Notice (One Acadiana, LED)
- Market site, independent of One Acadiana/ LED (if desired)

One Acadiana:

- Execute MOU
- Approve Budget
- Provide NTP's (via CSRS) Due Diligence

One Acadiana (CSRS, Sub-consultants):

- Develop Budget
- Issue priority survey(s) NTP
- Perform priority work and report; if favorable, continue with remaining Due Diligence
- Issue Remaining Due Diligence NTP's
- Conduct Phase I Environmental Site Assessment
- **For Business Site**: Provide Desktop Geotechnical Memorandum, Desktop Cultural Analysis
- **For Industrial Site**: Provide Geotechnical Investigation, Phase 1 Cultural Resources Survey
- Perform Partial Title Abstract
- Develop Exhibits and complete Site Application
- Submit for Administrative Review
- Resubmit for 3rd Party Technical Review

One Acadiana:

- Receive Site Certification Notice (LED)
- Add certified site to Louisiana Site Selection Center
- Market site