What is a Certified Site?

A Louisiana Economic Development Certified Site is a development-ready industrial site with a minimum of 25 contiguous acres. The site has completed a rigorous review process to answer as many development questions as possible. Specific site details, like the following, are assessed for compliance and authenticity:

- Zoning restrictions
- Title work
- Environmental studies
- Soil analysis
- Surveys

The due diligence performed during the certified sites process delivers a property with minimal uncertainty through enhanced site knowledge. This allows One Acadiana to present more competitive, marketable sites to potential companies during the business development process.

Advantages of Certified Sites

- Development ready
- Substantial due diligence completed
- Significant site information gathered and documented
- Independent third-party engineering review
- Eliminated uncertainty and potential obstacles through site knowledge
- More competitive
- Greater marketability
- Granted priority in site proposal
Why Should I Certify My Site?

- 91.6% discount on due diligence costs incurred during certification
- Land Owner receives a hard and digital copy of the certified site marketing package. The certified site marketing package includes the following:
  - Certified site application
  - Certified site exhibits
  - Certified site engineering reports
- Certified site marketing video created with custom drone photography
- Increased exposure of site, both nationally and internationally, through regional and state business development efforts.

Cost Breakdown Example

| Phase I Environmental Assessment | $3,500 |
| Wetland and Stream Delineation   | $6,000 |
| Preliminary Geotechnical Investigation | $8,500 |
| Cultural Resources Investigation | $20,100 |
| Management & Review Services     | $21,900 |
| **Total Expenses Incurred (100%)** | $60,000 |
| **Louisiana Economic Development (75%)** | $45,000 |

Remaining: 25% Cost Breakdown

- **One Acadiana (8.3%)**: $5,000 per
- **Local Partner (8.3%)**: $5,000 per
- ***Landowner (8.3%)**: $5,000 per

*Landowner must provide notice to proceed before certification efforts can begin.