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TERREBONNE PARISH

# The Digital Factory Opportunity

01

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# Why Are We Here?

# Why Are We Here?



**PUBLIC AWARENESS  
& TRANSPARENCY**

**HAPPENING NOW**

**3030 BARROW STREET  
BECOMING A DATA CENTER**

**NDAs IN PLACE**

Terrebonne Parish is trying to win the data center race.  
**WITHOUT PUBLIC CONSENT**

**PUBLIC RECORDS RAISE QUESTIONS**

|                                                                                                      |                                                                                                                       |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| The seller of the building is also listed on the business records filed with the Secretary of State. | A state senator or his son are named and the business itself are listed as "contractor" on the occupancy application. |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|

**THE FACTS RAISE ENOUGH CONCERN**

Residents demand transparency on anything that may affect their families and their health.

**NO TRANSPARENCY /  
NO DATA CENTER**

COMMUNITY ADVOCACY MESSAGE

# Why Are We Here?



June 26, 2025 ·

News Release

## **Neuro.io Announces \$100 Million Innovation Campus in Houma, Positioning Louisiana's Bayou Region at the Forefront of AI Development and Application**

- Neuro.io will create more than 1,100 jobs across AI engineering, healthcare and manufacturing.
- The project includes an advanced manufacturing facility and a digital therapeutics training center.
- The multi-phased project will begin in the fall and continue through 2035.

- Created on an AI Platform that uses Digital Factories
- No NDA signed by the Parish
- Published by state and in local newspaper on June 25, 2025
- Discussed on HTV Ask Me Anything on June 15, 2026

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# Two Paths

# Two Paths



Two different opportunities:

## **ADVANCED MEDICAL TECHNOLOGY FACILITY**

*Boutique style*

*Neuro Medical Wellness*

## **RURAL DIGITAL FACTORY**

*Larger complex handling more compute*

# Two Paths



## STEPS TO COMPLETE

1. *Site Selection*
2. *Preliminary Design*
3. *Tenant Selection*
4. *Utility Agreements*
5. *User Selection*
6. *Detailed Design*
7. *Permitting*
8. *Construction*
9. *Commissioning*

## SHAREHOLDERS

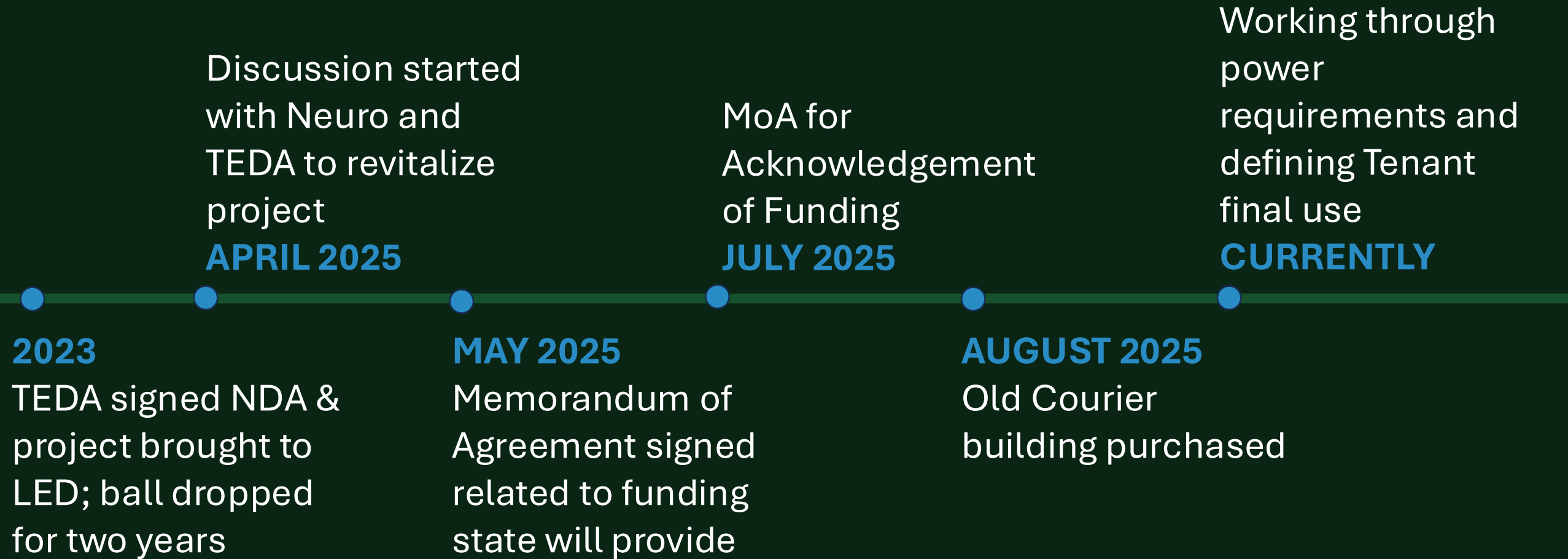
1. *Developer*
2. *Tenant*
3. *User*

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# **Advanced Medical Technology Facility**

# Advanced Medical



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# Rural Digital Factory

# Rural Digital Factory



Signed a Mutual  
Confidentiality Agreement  
(NDA) to discuss a  
potential project  
**MARCH 24, 2026**

## **EARLY MARCH 2026**

Approached by Site  
Selector (JLL)  
referred by Land  
Developer

## **APRIL – OCTOBER 2026**

Performing due diligence  
to better understand  
concerns of public and  
educate on the  
opportunities

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# The NDA

# The NDA



3/2026

## MUTUAL CONFIDENTIALITY AGREEMENT

This Mutual Confidentiality Agreement (*Agreement*) is made this 24th day of March 2026, by and between Terrebonne Parish Consolidated Government, a local jurisdiction ("TPCG") and Jones Lang LaSalle Americas, Inc., an Illinois corporation ("JLL").

### INTRODUCTION

1. The parties want to engage in discussions regarding a transaction [land development and energy for Critical Infrastructure/Data Centers] (the "Purpose")
2. To achieve the Purpose, the parties may disclose to one another confidential and proprietary information. This includes the fact that these discussions are taking place, and may also include:
  - data,
  - drawings,
  - information,
  - trade secrets,
  - and other similar materials.

The term *Confidential Information* in this Agreement means all of the above information.

3. The parties agree that the disclosure by either of us of Confidential Information must be made according to the terms of this Agreement.

Accordingly, we agree with each other as follows:

1. Use of Confidential Information. The party receiving Confidential Information ("Recipient") will make use of the Confidential Information only for the Purpose and, except as we agree below, will not provide it to anyone else. Recipient will notify each employee, agent, affiliate or consultant involved in the business discussions or who may have any occasion to view, handle, or obtain any of the Confidential Information, of the terms of this Agreement and will require any unaffiliated person to enter into an agreement with terms similar to this agreement. Recipient further agrees that it will make Confidential Information available only to those of its employees, agents, affiliates or consultants who have a valid business need to know it.
2. Term. The term of this Agreement will begin as of the date above, will continue for the duration of the discussions regarding the Purpose, and will terminate upon the earlier of termination of the discussions regarding the Purpose or execution of a formal agreement between the parties for the transaction (the "Transaction Agreement") or two (2) years from the effective date. If a Transaction Agreement is executed, it will supersede and take the place of this Agreement and all information exchanged between the parties will be controlled by and subject to the terms of the Transaction Agreement. If no Transaction Agreement is executed, the obligations of confidentiality under this Agreement will survive for two (2) years after termination of this Agreement.
3. Standard of Care. Recipient will protect the disclosed Confidential Information by using the same degree of care, but no less than a reasonable degree of care, to prevent the unauthorized use, disclosure, dissemination or publication of the Confidential Information as Recipient uses to protect its own Confidential Information.

4. Identification. Recipient's obligation shall only extend to Confidential Information that is described in Paragraph 1 and that: (a) is marked as confidential at the time of disclosure; or: (b) is unmarked (e.g. orally disclosed) but treated as confidential at the time of disclosure.
5. Exclusions. This Agreement imposes no obligation upon Recipient with respect to information that: (a) was rightfully in Recipient's possession before receipt from the disclosing party (the "Disclosing Party"); (b) is or becomes a matter of public knowledge through no fault of Recipient; (c) is rightfully received by Recipient from a third party without a duty of confidentiality; (d) is disclosed by Disclosing Party to a third party without duty of confidentiality on the third party; (e) is independently developed by Recipient; (f) is disclosed under operation of law; or (g) is disclosed by Recipient with Disclosing Party's prior written approval.
6. Rights. No party acquires any intellectual property rights in property of the other under this Agreement.
7. Return or Destruction. Recipient will return to the Disclosing Party upon demand, or in the event either party ceases to be interested in pursuing the Purpose, all Confidential Information provided to Recipient, including all copies thereof which may have been made by or on behalf of Recipient, and Recipient shall destroy, or cause to be destroyed, all notes or memoranda or other stored information of any kind prepared by Recipient relating to the Confidential Information or negotiations generally.
8. Representations and Warranties. The parties acknowledge that, except as may be set forth in a definitive, written agreement in respect of a transaction relating to the Purpose, neither party nor any of its directors, officers, employees, affiliates or advisors shall have been deemed to make, or shall be responsible for, any representations or warranties, express or implied, with respect to the accuracy or completeness of the Confidential Information supplied under this Agreement. Further, it is acknowledged hereby by the parties that only those representations and warranties made by the parties in a definitive, written agreement in respect of such a transaction shall have any force or effect.
9. Remedies. Recipients acknowledge and agree that in the event of any breach of this Agreement, the Disclosing Party would be irreparably and immediately harmed and could not be made whole by monetary damages. It is accordingly agreed that Disclosing Party, in addition to any other remedy to which it may be entitled in law or equity, shall be entitled to an injunction or injunctions to prevent breaches of this Agreement, and to compel specific performance of this Agreement, without the need for proof of actual damages. Recipients also agree to reimburse the Disclosing Party for all costs and expenses, including attorneys' fees, incurred by or in enforcing its obligation hereunder.
10. No Relationship. This Agreement does not create any agency or partnership relationship.
11. JURY TRIAL. ALL PARTIES HEREBY IRREVOCABLY WAIVE, TO THE FULLEST EXTENT PERMITTED BY LAW, ALL RIGHTS TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM (WHETHER IN CONTRACT, STATUTE, TORT (SUCH AS NEGLIGENCE), OR OTHERWISE) RELATING TO THIS AGREEMENT.
12. Entire Agreement. This Agreement, including any exhibits attached to this Agreement, embodies the entire understanding between the parties pertaining to the subject matter hereof. Any additions or modifications to this Agreement must be made in writing and must be signed by both parties.
13. Jurisdiction. This Agreement is made under, and shall be construed according to, the substantive laws of the state of Illinois, U.S.A., without regard to the conflict of laws provisions.

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# The Concerns

# The Concerns



## POWER

Will the residents have to cover the cost of the upgrades?

## WATER

Will all the water be used up?

## POLLUTION

What types of pollution could exist?

# The Concerns



## **POWER – Will the residents have to cover the cost of the upgrades?**

1. President & Governor signed where cost cannot be passed on residents
2. Parish fully supports residents not paying for any infrastructure now or in the future
3. Choose a partner that will use self-generation as primary electricity and not be part of the public grid

# The Concerns



## **WATER – Will all the residential water be used up?**

1. Choosing a partner that will implement a data center with a closed loop cooling system.

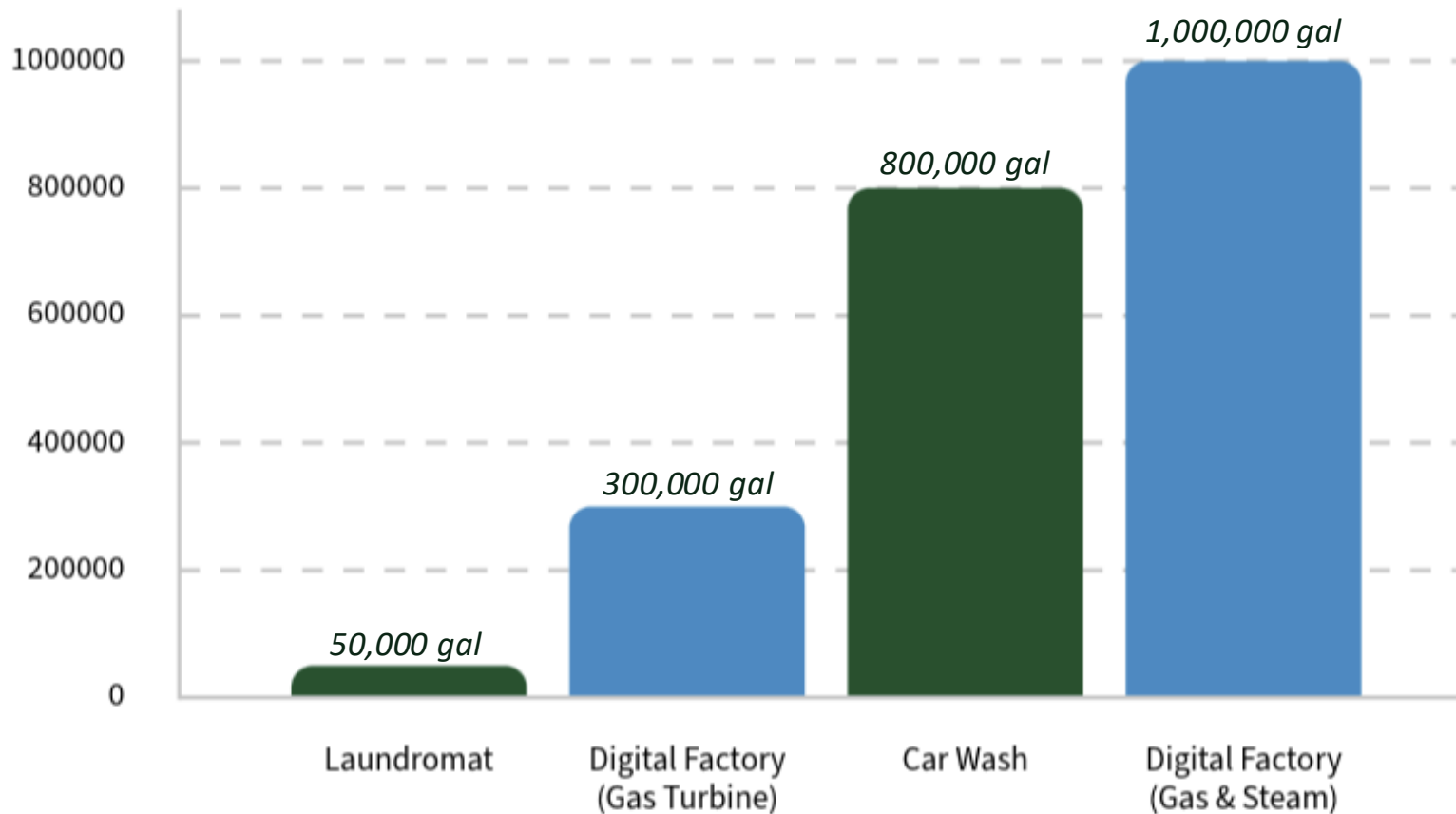
Closed loop system is like Gov Tower chiller system

2. Working with Waterworks District on usage; they produce 24M gals and use 14M gals.

# The Concerns



## *Estimated Monthly Water Usage by Local Businesses*



# The Concerns



## **POLLUTION – What types of pollution could exist?**

- 1. Noise** – Working with developer that will install proper noise barriers
- 2. Loop System Water** – Treated and released into the sewer
- 3. Waste** – Any waste removed is trucked offsite

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# The Research

# The Research



*Trips to 3 digital factories and one power generation facility*



# The Research



*All phases of construction including groundwork prep, building, and finished product*



# The Research



*All phases of construction including groundwork prep, building, and finished product*



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# Accountability

# Accountability



The key to successful implementation is picking the right partner and checking the boxes to address all the concerns.

Execute agreement with developer to ensure mitigation measures and public improvements are met and maintained.

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# The Opportunity

# The Opportunity



## What does this mean for Terrebonne?

### Increased Tax Revenue

Estimated \$20M to \$40M per year on Rural DF

### Hardened Infrastructure and Infrastructure Expansion

Water expansion, and sewer and gas made available for public use

# The Opportunity



## What does this mean for Terrebonne?

Forecast is as many as **1,800 construction jobs** at peak buildout....local contracts where possible, as many as **200-250 employees by 2031** with salary range from **70K to 150K**

A solid blue horizontal bar.

TERREBONNE PARISH

# Questions