

Blue Oval City Community Impacts Meeting

Site Development Grants

4/27/22



ECD Site Development

Select TN Certified Sites

Developed in 2012

Elevates TN's industrial sites to the level of preparedness necessary for corporate investment.

Property Evaluation Program

Developed in 2015

Expands the state's inventory of industrial sites and buildings through an evaluation of a community's inventory.

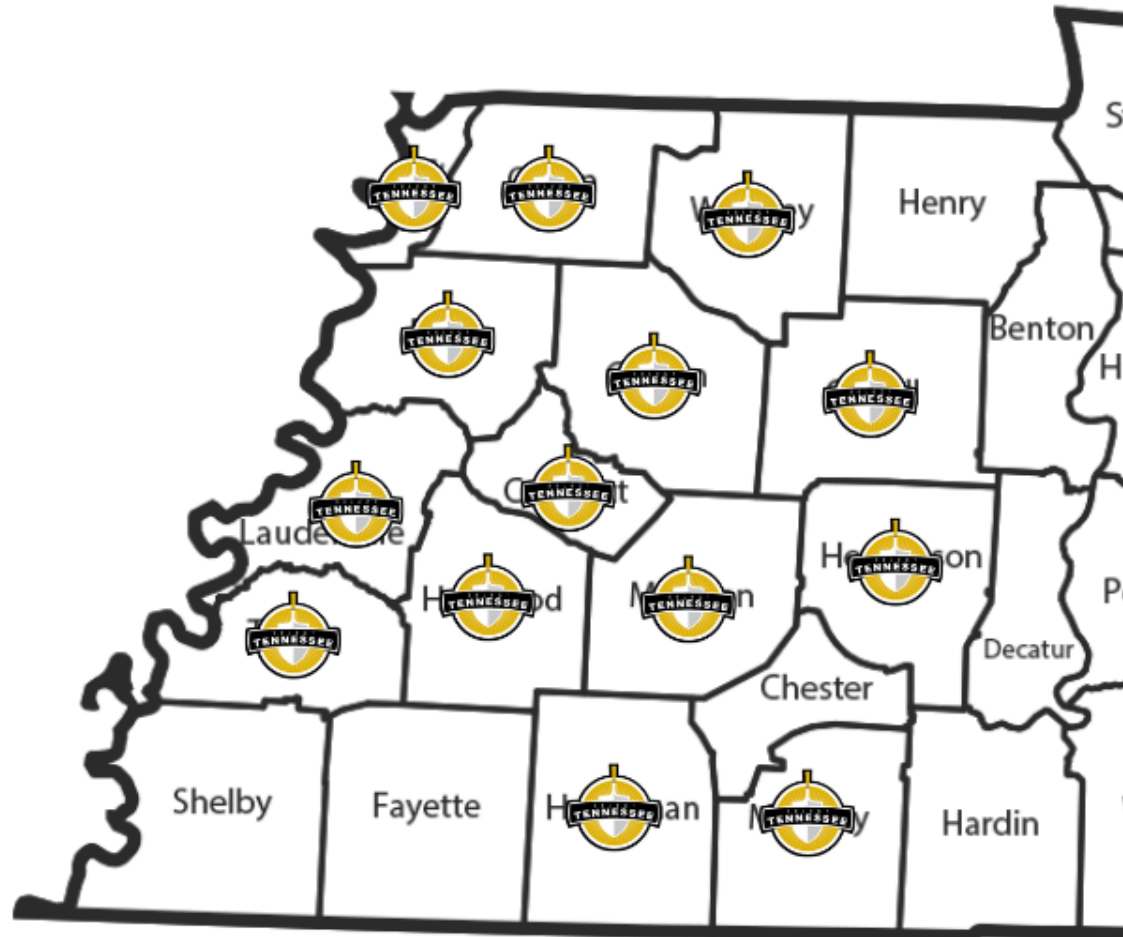
Site Development Grants

Developed in 2016

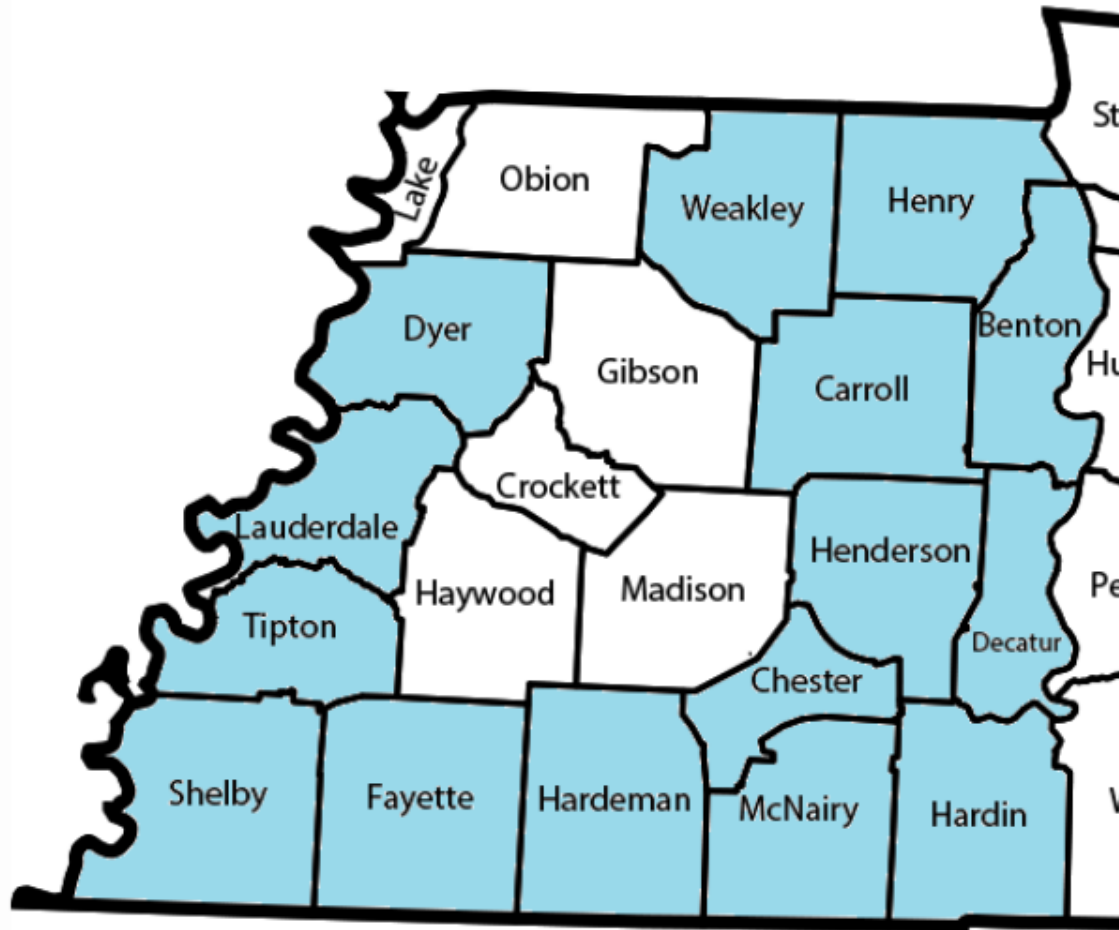
Provides funding to assist communities in improving industrial sites and meeting needs that move sites closer to certification.



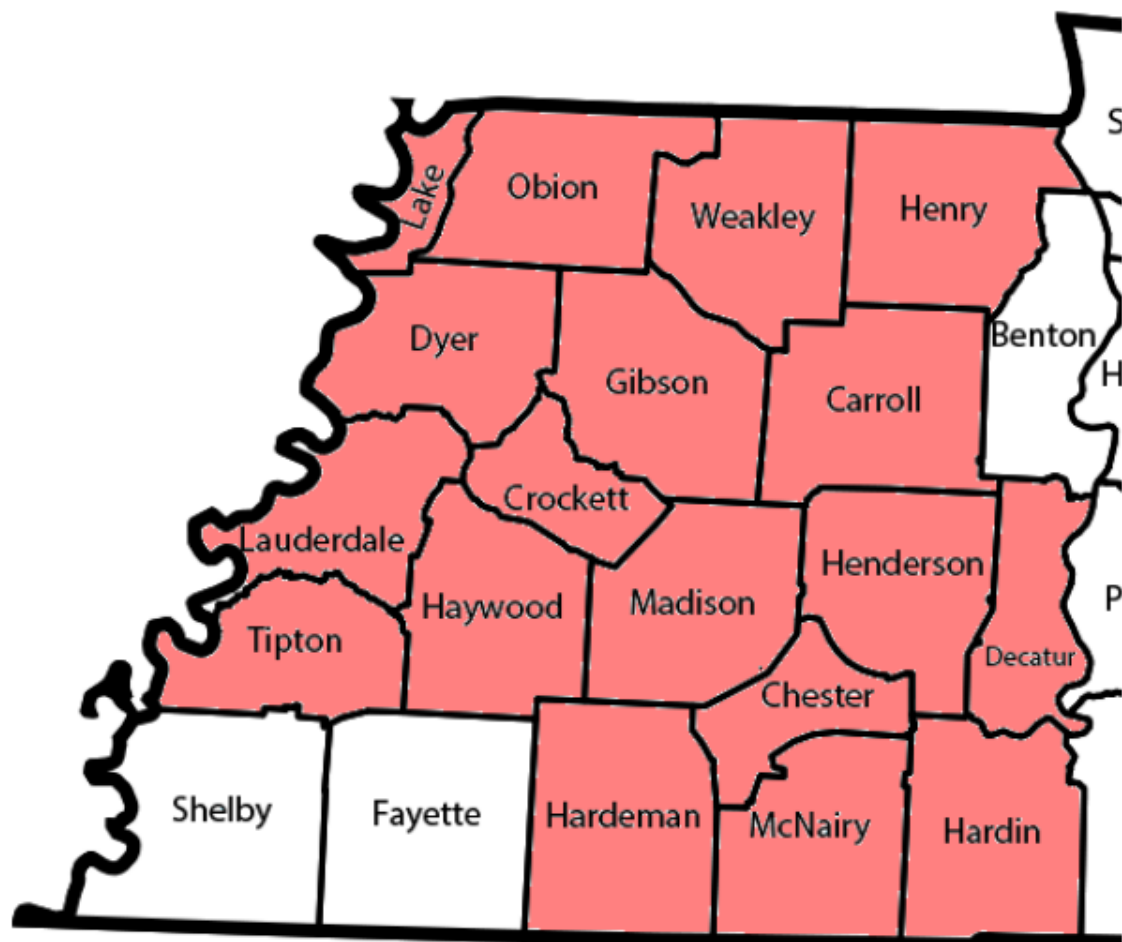
Select TN Certified Sites



Property Evaluation Program



Site Development Grants



SDG Program Priorities

- Impact on Distressed Counties
- Projects that lead to Select Tennessee Certification
- Proposed activities that address defined needs of the site
- Impact of activities on site readiness
- Proposed project that builds on prior investment made to the site and that brings in other leverage
- Return on investment (number of acres improved, potential for "turning the dial," potential for job creation)
- Supportive and committed local government(s)



SDG Eligibility

- Applicant must be a governmental entity (City, County, IDB)
- Site must be publicly owned
(unless activity is to purchase land or for due diligence studies)
- Site must be in a rural area
- Site must be at least 20 acres
(Sites in Tier 3 & 4 Counties must be at least 10 acres)
- Sites must have been through a site visit by Austin Consulting (or Foote) for the Select TN certification program, a site visit and evaluation by Austin Consulting for PEP, and/or a site visit by KPMG for TVA's Invest Prep program



Grant Amounts

- Site Development Grants: **\$1,000,000**
 - Construction and property-related activities
 - High impact – requires pre-application: **\$2,000,000**
- Due Diligence Grants: \$100,000



Eligible Activities

Construction Activities

Access roadways; acceleration/deceleration/turn lanes, traffic signalization; rail lines/signalization/switching; utility line construction/relocation including electricity, water, sewer, gas and telecommunications; building rehabilitation

Property-Related Activities

Purchase of property, rights-of-way, easements and associated legal fees; tree/vegetation clearing; grubbing; grading; drainage improvements; detention/retention ponds

Due Diligence

Engineering, environmental assessments including floodplain, wetlands delineation/determination, geotechnical, mitigation, cultural resources, endangered species, boundary surveys, topographic surveys, grading plans



Due Diligence Grants

- Must have three-year minimum option or be publicly owned
- Can be used for any study needed for certification
- Cost of the option may be used for match
- Studies must be conducted and signed off on by the appropriate agencies per the Select Tennessee Criteria and Definitions document



Match Rates

Tier 1:
50/50



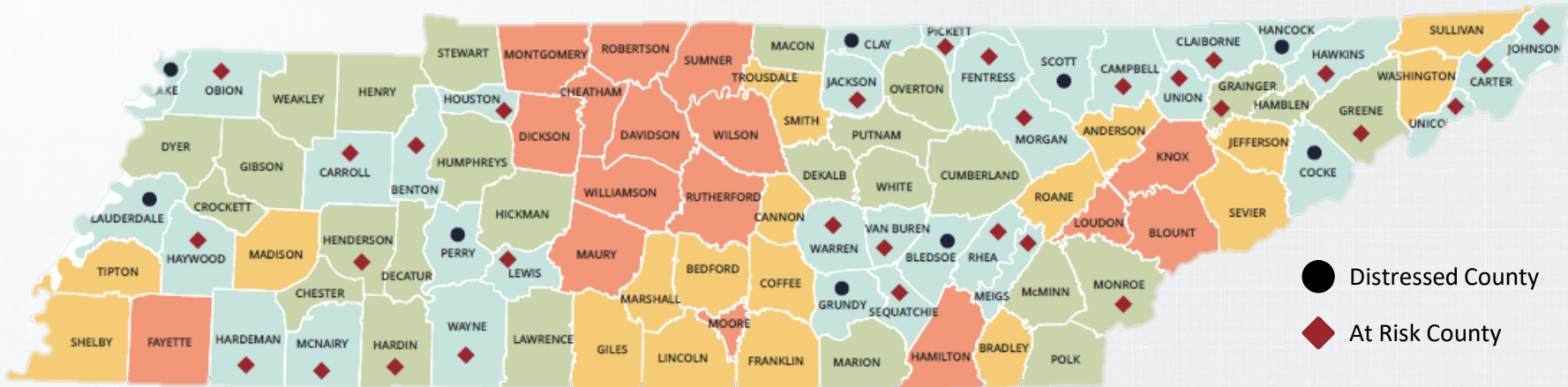
Tier 2:
70/30



Tier 3:
90/10



Tier 4:
95/5



- Match must be in cash (no in-kind, except for due diligence studies, where option cost may be used as match).
- No more than 50% of the required match may come from other grant sources (e.g., TVA InvestPrep, DRA, etc.).

SDG Timeline

August 2

Application Webinar

August 26

Letter of Intent Due

September 2

High Impact Pre-Application Due

September 30

Application Must Be Complete and Uploaded

Week of October 31

Community Presentations

December 2022

Announcement of Awards

January 2023

Contract Start Date – When You Can Begin Work



Key Takeaways

- Having available, high-quality sites in your area is key to landing Ford's suppliers.
- ECD's Site Development Programs will help you be ready to respond when site selectors and companies reach out to you with projects.
- Select TN Certification entails enhanced marketing efforts through ECD's website including high-quality aerial video footage.



Other Reminders

- Letters of Intent for the **Property Evaluation Program** are due on **July 15, 2022**.
 - The application will be sent to you following the Letter of Intent.
- **Select TN Certified Sites** Step 1 Application Deadline is **July 30, 2022**.
 - Letters of Intent may be submitted at any time. The application will be sent to you following receipt of the Letter of Intent.



Contact Information

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Questions?

