

2026 ROUND 1 SDG APPLICATION WEBINAR



01/15/2026

SITE DEVELOPMENT GRANT

- Designed to help Tennessee communities attract industrial development by increasing the marketability of industrial product
- Funded through the Rural Economic Opportunity Act

PROGRAM PRIORITIES

- Impact on Distressed Counties
- Project activities that impact site readiness
- Return on investment
- Local government buy-in
- Projects that lead to Select Tennessee Certification



GRANT AMOUNTS

- Site Development Grants: **\$5,000,000 Maximum**
 - Construction and property-related activities on publicly owned sites
- Due Diligence Grants: \$100,000 Maximum

SDG TIMELINE

February 12, 2026

Letter of Intent Due

Final Invoice/Close-Out for Previous Grants

March 26, 2026

Application Must Be Complete and Uploaded

May 2026

Community Presentations

June 2026

Announcement of Awards

August 2026

Contract Start Date – When You Can Begin Work





ELIGIBILITY

Criteria	Notes
Applicant must be a governmental entity	Eligible entities include Cities, Counties, Chambers of Commerce, Industrial Development Boards, etc.
Site must be publicly owned	Unless activity is due diligence studies or to purchase land – then a <u>3-year minimum</u> option to purchase is required.
Site must be at least <u>20 acres</u>	If Tier 3 or 4 County, site must be at least <u>10 acres</u> .
Sites must have had a <u>site visit and evaluation</u> through one of the following programs: <ul data-bbox="63 1046 946 1189" style="list-style-type: none">- TNECD’s Select TN Certified Sites Program- TNECD’s Property Evaluation Program- TVA’s Invest Prep program	Applying for the programs is not sufficient, the site must have had an evaluation by either Austin Consulting or KPMG to be eligible.
Entities with open SDG projects are not eligible to apply	Only one application per site and one application per entity will be accepted. Open projects must be closed by <u>February 12, 2026</u> .

MATCH RATE REDUCTION



If the site has **received a site visit through the Select Tennessee Certified Sites Program**, the applicant qualifies for a 50% match reduction.

	Tier 1:	75/25
	Tier 2:	85/15
	Tier 3:	95/5
	Tier 4:	97.5/2.5

MATCH RATE EXAMPLE

Total Project Cost
\$100,000

10% Match
\$10,000

90% Grant Request
\$90,000



If the site has **received a site visit through the Select Tennessee Certified Sites Program**, the applicant qualifies for a 50% match reduction.

Total Project Cost
\$100,000

=

5% Match
\$5,000

+

95% Grant Request
\$95,000

ELIGIBLE ACTIVITIES

Construction

Access, rail, utilities, etc.

Property Related

Purchase, clearing, grubbing, grading, drainage

Due Diligence

Engineering studies required for certification

Rehab of Publicly Owned Industrial Buildings

Building must be used for economic development

Brownfield Remediation

Must be accompanied by industrial cleanup plan in concert with TDEC

Speculative Buildings

Publicly owned. Minimum size: 100,000 sf expandable to 200,000.

DUE DILIGENCE GRANTS



- Must have three-year minimum option to purchase or be publicly owned
- Can be used for any study needed for certification
- Studies must be conducted and signed off on by the appropriate agencies per the [Select TN Criteria and Definitions](#) document

PROCUREMENT OF PROFESSIONAL SERVICES

- Must follow [TCA12-4-107, Contracts for Professional Services](#)
 - Prior to the performance of any professional services, a written request for statements of qualifications must be sent to at least three firms that offer the type of service the community wishes to procure
 - Copies of these letters must be submitted with the application
 - Public advertising for statements of qualifications is not required. The contract must be awarded solely based on qualifications, not price.

Note: No contracts may be signed, and no work can be completed until after the grant contract with the State is executed.

BIDDING – CONSTRUCTION & PROPERTY RELATED ACTIVITIES

- All construction and property-related activities must be competitively bid following applicable state and local procurement laws.
- See Bidding Procedures for a detailed look at the process.
- See our website for the front-end documents and general and supplemental conditions that must be used in your bid packet.
- Bid packets must be approved prior to being advertised. Once bids are received, certified bid tabs must also be approved.

Note: No contracts may be signed, and no work can be completed until after the grant contract with the State is executed.



ADMINISTRATION

- You will be required to have an administrator if you are awarded a Site Development Grant.
- Engineers cannot do administration on construction projects.
- The line item for administration on the budget cannot exceed 4% of the grant amount.

SMART SIMPLE

TNECD website Link: <https://ecd.grants.tn.gov/>



Sub-Recipient Grant Management Enterprise Solution(SR-GMES)

Sub-recipient /Applicant login in here

Email

Password

Log In

[Forgot Password?](#)

State Employee

[Login Here](#)

To register or view Grant funding opportunities:

[Click Here](#)

Training Videos

[Watch Here](#)

Our new website will be ready soon!

This system may contain Government information, which is restricted to authorized users ONLY. Unauthorized access, use, misuse, or modification of this computer system or of the data contained herein or in transit to/from this system constitutes a violation of state and federal laws including, but not limited to Title 18, United States Code, Section 1030, and may subject the individual to Criminal and Civil penalties pursuant to Title 26, United States Code, Sections 7213(a), 7213A (the Taxpayer Browsing Protection Act), and 7431.

This system and equipment are subject to monitoring to ensure proper performance of applicable security features or procedures. Such monitoring may result in the acquisition, recording and analysis of all data being communicated, transmitted, processed, or stored in this system by a user. If monitoring reveals possible evidence of criminal activity, such evidence may be provided to Law Enforcement Personnel.

ANYONE USING THIS SYSTEM EXPRESSLY CONSENTS TO SUCH MONITORING and SHOULD HAVE NO EXPECTATION OF PRIVACY for any information stored or communicated via this system.

SMART SIMPLE REGISTRATION

TNECD website Link: <https://ecd.grants.tn.gov/>

- The Letter of Intent Contact should be the primary person managing the application. This person will need to sign up for an account in SmartSimple. **Do this as soon as possible.**
- **The application must be made in the organization's legal name that will appear on the contract.** If multiple people will be working on the same application, they must all be registered in the system, and TNECD will send out a collaboration link once requested.
- If you are an administrator filling out an application on behalf of another organization, you will need to affiliate with that organization. Please reach out to TNECD for an affiliation link.

SMART SIMPLE REGISTRATION

TNECD website Link: <https://ecd.grants.tn.gov/>

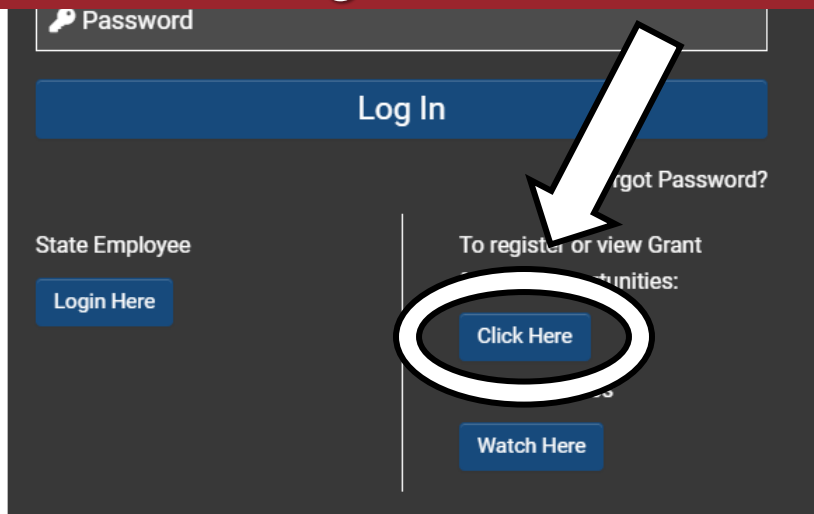


Sub-Recipient Grant Management
Enterprise Solution(SR-GMES)

Our new website will be ready soon!

This system may contain Government information, which is restricted to

To start the registration process for an organization, or new contact person, select the “Click Here” button under *To Register or view Grant Funding opportunities.*



7431.

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REGISTRATION OPTIONS

Department of Economic & Community Development Grant Management Solution Registration Options

New User

If you are a new contact for an existing organization, click here to register.

Available Funding Opportunity

Click here to view Department of Economic and Community Development Funding Opportunities

TYPE	DESCRIPTION
New User	If your organization is already registered in TNECD's SmartSimple system, you will sign up using this option.
Available Funding Opportunity	This option allows you to see open grant opportunities without signing up for the system.

REGISTRATION CONTINUED

- Once the organization registration is submitted, the person setting it up will receive an email from noreply@smartsimplemailer.com with the subject line “Login to Account”.
 - This email will contain that person’s username (email address) and a link to reset that person’s account password.
- When you get into the system you will see a dashboard that will allow you to access the Site Development Grant Application.

NAVIGATING THE SYSTEM

[Home](#) [Funding Opportunities](#) [My Applications](#) [Profile](#) [Association Request Manager](#) [Support Man](#)

Department of Economic and Community Development (TNECD)

Welcome to the TNECD online grants management system! In this system you can explore available grant opportunities, submit applications, and complete grants management activities (coming soon!) for funded projects.

Funding Opportunities



APPLICATION ADDENDA

- These sections will populate in the application if applicable to your project.
- Project Specific:
 - Property Purchase
 - Building Rehabilitation
 - Due Diligence Studies
 - Spec Building Construction





RESOLUTION

- The application requires a resolution from the organization providing the match.
- If the resolution cannot be passed prior to the application date, provide a draft of the resolution and the date that it will be on agenda, then submit the approved resolution as soon as it is signed.

PRELIMINARY ENGINEERING REPORT

- **A PER is required to be submitted with all applications**
(unless the activity is purchase or due diligence)
- Should outline the following information:
 - General information on the site
 - Need for the project
 - Other options considered
 - Overall costs of the project
- Must be signed and stamped by a professional engineer

BUDGET

- Do not just back into the maximum grant amount.
- Carefully think about the items needed in your budget - If funds are not allocated to a line item, you will not be able to move funds to that item once the contract is executed.
- **Include contingency** - the grantee is responsible for any overages during the project, including high bids.
- There is a maximum of 4% **of the grant amount** for administration.

SCORING

- **Public Benefit**
 - Impact on Tier 4 and Distressed Counties, Unemployment Rate, Private Employment per Capita
- **Performance Measures**
 - Dial Turn, Project Impact, Market Viability
- **Leveraged Resources**
 - Impact of Previous Investments, Certified Site Status or Potential, Recipient of Additional Grants, Investments, Etc.
- **Implementation**
 - Timeline and Budget Feasibility, Marketing Plan, Demonstrated Planning and Readiness, and Reasonableness of Project Scope and Costs

QUESTIONS?



NEXT STEPS

- Consider potential projects, download the [Letter of Intent template](#), and send to Kirby.Lewis-Gill@tn.gov no later than **February 12, 2026**.
- You will receive your application login instructions following submission of the Letter of Intent. The application will launch on February 12.

OTHER REMINDERS

- [Letters of Intent](#) for the **Property Evaluation Program** are due today!
 - The application will be sent to you following receipt of the Letter of Intent.

- **Select TN Certified Sites Step 1 Application Deadline is June 18, 2026.**
 - [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

Kirby Lewis-Gill

Site Development Director

Kirby.Lewis-Gill@tn.gov

615-651-5383

