

B. Sites and Infrastructure

Investment Category: Sites and Infrastructure

The Commission will consider awarding grants and loans to support the development of critical infrastructure necessary to provide a competitive environment for the recruitment of new jobs and investment to the Tobacco Region. Projects that will enhance the marketability and site readiness of existing publicly-owned economic development sites are of particular interest to the Commission. Priority will be given to projects that bring existing properties to a higher level of business ready site certification rather than acquiring and developing new sites.

Applicants for Sites and Infrastructure projects will use the **Economic Development** application, and will choose from one of the following investment categories:

- (i) Industrial Sites
- (ii) Infrastructure

Eligible Investments

B1. Industrial Sites -- Includes On-Site Utility Infrastructure & Buildings

Applicants seeking funding for development of industrial sites (including requests for on-site infrastructure and buildings) must provide details on the scope of work and associated development costs for the whole site, including a discussion of any funding necessary to complete the project. Grants for on-site infrastructure will only be considered to bring targeted properties to a higher level of business ready site certification or as part of a broader site development initiative with a scope beyond utility construction.

The application should provide documentation of a master plan reflecting intended industrial or commercial uses and verify that the appropriate zoning for these uses is in place. Targeted sectors including NAICS codes should be provided. Building requests must document that the building specifications will satisfy the requirements of the targeted sector(s).

Priority will be given to projects that improve the readiness of sites already under development within the region as opposed to the acquisition and development of new sites.

B2. Infrastructure -- Off-Site Utility Infrastructure

The Commission will only consider requests for off-site utility infrastructure that will predominantly serve existing, clearly-defined economic development sites. The Commission will only consider awarding grants for planning, engineering, and design associated with necessary off-site utility infrastructure to serve the site; and the Commission will only consider awarding loans for construction of off-site infrastructure.

Requirements

Depending on the nature of the project, Sites and Infrastructure proposals may require one or more of the following documents (refer to **Section III. Required Documents** of this RFP):

- Service Area and Project Location Map
- Master Plan with Targeted Sectors
- Fee Estimate or Proposal from Engineer
- Construction Cost Estimate from Contractor
- Cash Flow Analysis with Rate Structure

Outputs / Metrics – Sites and Infrastructure

Applicants must identify the outputs expected to result from their project and explain how any projections were calculated. Following are examples of Sites and Infrastructure output metrics:

- Change in the site’s business ready tier characterization to improve marketability to specific targeted sectors
- Acres (and available lots) of graded or improved sites or sites served with necessary infrastructure
- Square footage of building constructed or renovated for new economic activity
- Linear feet of access road constructed
- Capacity increase and/or linear feet of water or sewer infrastructure improvements
- Number and average salaries of new jobs created
- Increase in taxable private capital investment

These are the typical project metrics for estimating outputs of economic development sites and infrastructure projects. Applicants are expected to identify the appropriate project output metrics that are expected to result from the implementation of their project.