



INDUSTRIAL SITE DEVELOPMENT GRANT

Program Guidelines | Revised 12.5.2022

Table of Contents

1. Purpose	3
2. Timeline	3
3. Funding Categories	3
3.1 Mega Sites	3
3.2 Premier Sites	4
4. Applicants	4
4.1 Eligible Applicants	4
4.2 Ineligible Applicants	4
5. Activities	4
5.1 Eligible Activities	4
5.1.1 Land Assemblage	4
5.1.2 Site Feasibility & Planning	5
5.1.3 Site Engineering	5
5.1.4 Site Preparation	6
5.1.5 Infrastructure Development.....	6
5.2 Ineligible Activities.....	6
6. Project Budget.....	7
6.1 Eligible Time Period	7
6.2 Minimum and Maximum Awards.....	7
6.3 Eligible Costs	7
6.4 Ineligible Costs	8
6.5 Local Match OR PRIVATE INVESTMENT.....	8
6.5.1 Eligible Local Match.....	8

6.5.2 Ineligible Local Match	9
6.5.3 Documenting Local Matching Funds	9
6.6 PRIVATE INVESTMENT	9
6.6.1 Documenting Private Investment	10
7. Selection Criteria	10
7.1 Eligibility Requirements	10
7.2 Scoring factors	11
7.2.1 Scoring Process	11
7.2.2 Workforce Scoring for Mega Sites.....	12
8. Application Preparation	12
8.1 Application Submission	12
8.1.2 Submitting Multiple Applications	12
8.2 Required Documentation.....	13
8.3 Required Narrative.....	13
8.3.1 Project Overview Narrative	13
8.3.2 Community Priority Narrative.....	14
8.3.3 Workforce Narrative.....	14
8.3.4 Past Performance Narrative	14
8.3.5 Budget.....	14
8.3.6 Accounting and Financial Systems Narrative.....	14
9. Agreements	14
9.1. Grant Agreement	14
Appendix A: Mega Sites Scorecard.....	17
Appendix B: Premier Sites Scorecard.....	31
Appendix C: Required Documentation	45
C.1 Application Requirements and Documentation	45
C.2 Letters of Support	47

PROGRAM GUIDELINES

Industrial Site Development Grant Program | Revised December 7, 2022

1. PURPOSE

The Industrial Site Development Grant Program (Program) helps communities develop shovel-ready industrial sites to support business expansion and attraction.

The Missouri General Assembly appropriated \$75 million to the Department of Economic Development (DED) in House Bill 3020 at § 20.070 (2022), designating \$50 million to be used in sites of 1,000 or more contiguous acres and \$25 million to be used in sites of less than 1,000 contiguous acres.

The Program is funded through the U. S. Department of the Treasury (Treasury) Coronavirus State Fiscal Recovery Fund (SFRF) authorized by the American Rescue Plan Act (ARPA). As a result, the grant must comply with various federal requirements, including Treasury regulations in 31 CFR part 35.

2. TIMELINE

The Department intends to award all funds in one funding round, but may hold additional funding rounds prior to June 30, 2024 to ensure all available funds have been obligated prior to the ARPA funding deadline.

October 19, 2022 | Draft guidelines posted for public comment

December 7, 2022 | Final guidelines posted

December 21, 2022 | Application cycle opens

February 20, 2023 | Application cycle closes

April 2023 | Anticipated award announcements

NOTE: Once an application cycle is opened, Applicants will have 60 days to submit applications. The dates above are subject to change.

3. FUNDING CATEGORIES

The General Assembly appropriated the funds based on the size of the site.

3.1 MEGA SITES

Total funds available: \$50 million

Defined as: The creation or expansion of an industrial site that is at time of application, or as a result of a successful project, 1,000 or more contiguous, developable acres.

3.2 PREMIER SITES

Total funds available: \$25 million

Defined as:

The creation or expansion of an industrial site that, as a result of a successful project would be more than 50 and less than 1,000 contiguous, developable acres.

4. APPLICANTS

Applicants are the entities receiving funds from the State to carry out the proposed project.

4.1 ELIGIBLE APPLICANTS

The General Assembly appropriated the funds for political subdivisions. The following entities are eligible to receive funds from the Program:

1. Missouri municipalities (incorporated cities, towns, or villages)
2. Missouri counties
3. Missouri levee districts (organized pursuant to Chapter 245 RSMo)
4. Missouri Industrial Development Authorities (organized pursuant to Chapter 349 RSMo)
5. Port authorities (organized pursuant to Chapter 68 RSMo)
6. Other political subdivisions that conduct economic development activities

4.2 INELIGIBLE APPLICANTS

Ineligible applicants for this Program include:

1. For-profit organizations
2. Nonprofit organizations
3. Entities that are debarred or suspended from participation in federally funded programs.

5. ACTIVITIES

5.1 ELIGIBLE ACTIVITIES

All applications must be for the expansion or creation of an industrial site or park. Planning-only projects are not an eligible use of Program funds.

5.1.1 Land Assemblage

1. Acquisition of properties (subject to the Uniform Relocation Act - [49 CFR part 24](#))

5.1.2 Site Feasibility & Planning

1. Feasibility studies to support a comprehensive site plan, including:
 - a. Current land use and zoning (and timelines for zoning changes if applicable)
 - b. Engineering
 - c. Building permit requirements
 - d. Fire department requirements
 - e. Building setbacks
 - f. Storm drainage
 - g. Parking setbacks and requirements
 - h. Landscape setbacks and requirements
 - i. Lighting ordinances
 - j. Signage requirements
 - k. Road transportation access and any requirements set forth by Missouri Department of Transportation
 - l. Rail transportation access and related requirements
 - m. Off-site improvements that support the project
 - n. Utilities information, including:
 - i. Water: (1) Current / projected service provider; (2) Current and projected service capacity; (3) Projected development / expansion capacity requirements and timeline
 - ii. Wastewater: (1) Current / projected service provider; (2) Current and projected service capacity; (3) Projected development / expansion capacity requirements and timeline
 - iii. Power: (1) Current / projected service provider; (2) Current and projected service capacity; (3) Projected development / expansion capacity requirements and timeline
 - iv. Natural Gas: (1) Current / projected service provider; (2) Current and projected service capacity; (3) Projected development / expansion capacity requirements and timeline

5.1.3 Site Engineering

1. Environmental study, including Phase I and Phase II
2. Geotechnical study
3. Site / property survey

5.1.4 Site Preparation

1. Site clearance
2. Soil preparation
3. Construction grading
4. Environmental mitigation and/or remediation costs for brownfield site

5.1.5 Infrastructure Development

1. Road, curb and gutter, sidewalk, expansion and improvement of flood control management, and storm drainage construction and expansion (as applicable)
2. Rail access development (if applicable)
3. Expansion of wastewater and water facilities and infrastructure to the extent necessary for site development (if applicable)
4. Expansion of electric infrastructure to the extent necessary for site development (if applicable)
5. Expansion of natural gas infrastructure to the extent necessary for site development (if applicable)

5.2 INELIGIBLE ACTIVITIES

Grant funds may not be used for the following activities:

1. A program, service or capital expenditure that includes a term or condition that undermines efforts to stop the spread of COVID-19. This includes programs or services that impose conditions for participation or acceptance of the service that would undermine efforts to stop the spread of COVID-19 or discourage compliance with practices included in CDC guidance. (See [Treasury's SFRF Final Rule Notice](#), 87 FR 4340, 4431, for more information).
2. Generally projects that are otherwise eligible for funding under other ARPA Programs in the State of Missouri may not be considered under this Program.
3. Demolition of vacant or abandoned residential properties that exacerbates the COVID-19 pandemic's impact on housing insecurity or lack of affordable housing (see [Treasury's SFRF Final Rule Notice](#), 87 FR 4343-45, 4374-75, for more information).
4. Funds may not be used to develop or expand industrial sites that are barred from development or expansion by state or federal agencies (e.g., Missouri Department of Natural Resources, U.S. Environmental Protection Agency) due to environmental or other regulatory constraints applicable to the site. If a remediation plan is an allowable alternative per the applicable regulatory agency, applicant must

submit the agency-approved remediation plan to be eligible for Program funds.

6. PROJECT BUDGET

Applicants will be required to submit a detailed budget for the project that includes anticipated costs of the proposed project, as well as matching funds (for more information on matching funds, see [section 7.5](#) of these Guidelines).

6.1 ELIGIBLE TIME PERIOD

Reimbursement will only be issued for allowable costs incurred after March 3, 2021, and before September 30, 2026.

6.2 MINIMUM AND MAXIMUM AWARDS

Grants will be subject to the following limitations:

1. Grant minimum: \$500,000; and
2. Maximum award is limited to available funds Funding Category identified in [section 3](#) of these Guidelines.
Mega Site Maximum Award: \$50 Million
Premier Site Maximum Award: \$5 Million

6.3 ELIGIBLE COSTS

Grantees¹ will be able to request reimbursements on up to a monthly basis for costs to carry out the project. Costs for which reimbursement is requested must meet certain requirements to be eligible for reimbursement. Treasury has determined that certain provisions in the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, set forth in [2 CFR part 200](#) (Uniform Guidance) apply for this Program, while others do not. There are cost principles in Subpart E of the Uniform Guidance that apply to this Program that are not repeated in full in these Guidelines.² To be a cost eligible for reimbursement generally, the cost must be reasonable and necessary to carry out the project, and have been incurred directly or indirectly in the performance of the project.

Examples of eligible project costs are:

1. New construction, expansion, or renovation costs.

¹ Upon award, applicants are referred to as a grantee.

² This Program is being funded with "Revenue Replacement" funds and is subject to different requirements than other ARPA funded programs. In [Treasury's Final Rule FAQs](#), FAQ #13.15 sets forth which provisions in the Uniform Guidance apply when Revenue Replacement funds are used, including which cost principle provisions in Subpart E apply.

2. Paid services necessary for construction such as legal, architectural, engineering, etc.
3. Rehabilitation, renovation, maintenance, or costs to secure vacant or abandoned properties to reduce their negative impact.
4. Demolition or deconstruction of vacant or abandoned buildings.
5. Other costs such as environmental assessment, appraisal, permits, and inspections.
6. Grant administration costs not to exceed the lower of 4% of the grant award or \$100,000.
 - a. Grant administration activities are limited to costs related to facilitating project completion, and must be included in project budget as part of the application. Administration may include, but is not limited to, services for: procurement, contract management, labor standards, equal opportunity/civil rights, property management, accounting, reporting, and project closeout. Audit costs must be budgeted separately from administrative costs.

6.4 INELIGIBLE COSTS

The following costs may not be reimbursed by the grant or counted as local matching funds:

1. Any costs incurred prior to March 3, 2021.
2. Costs not paid and submitted to DED by September 30, 2026.
3. Costs of ineligible activities (see [section 5.2](#) of these Guidelines).
4. Duplication of Benefits Prohibited: Costs that have been or will be reimbursed by other funds, including but not limited to federal, state or local economic development program incentives, grants, insurance reimbursements, forgivable loans, or federally insured loans.

6.5 LOCAL MATCH OR PRIVATE INVESTMENT

In all cases, Applicants are required to document some combination of local match or private investment ([section 6.6](#)) in the site equal to at least 50% of the projected total project cost. Applicants may document this investment through local match (sections 6.5.1-6.5.3, below) or through new private investment committed to the project.

Although a 50% local match/private investment is required, projects that provide documentation of local match/private investment that is greater than 50% will score higher.

6.5.1 Eligible Local Match

The following are eligible as local match:

1. Local sources of cash

2. Local payment for grant administration services
3. Coronavirus Local Fiscal Recovery Funds (CLFRF) received through ARPA
4. Other local Federal fund sources (if that grant allows it to be matched with ARPA SFRF Revenue Replacement funds)
5. Loans or other cash funded through Missouri Development Finance Board
6. Donation of real property by Applicant
7. Other activities proposed and approved by the Department

Eligible expenses incurred on or after March 3, 2021, and paid with sources of funding identified in this section, may be counted toward local match. All local match fund sources must be identified in the submitted project budget, which must include the uses for each fund source.

6.5.2 Ineligible Local Match

The Program does not allow in-kind contributions as match.

6.5.3 Documenting Local Matching Funds

The Applicant must submit documentation demonstrating capacity to provide the matching funds, to include the local match and financial statements from participating organizations (as applicable). The Applicant must provide documentation that the matching funds will:

1. Be committed to the project for the period of performance;
2. Be available as needed; and
3. Not be conditioned or encumbered in any way that may preclude its use consistent with the requirements of this Program.

To meet these requirements, Applicants must submit, for each source of the matching share, an MOU or similarly authorizing document that is signed by an authorized representative of the organization providing the matching funds. Appropriate authorizing documents include:

1. A commitment letter;
2. A board resolution; or
3. Equivalent document.

Additional documentation may be requested by DED to substantiate the availability of the matching funds.

6.6 PRIVATE INVESTMENT

In addition to, or as an alternative to local match, private entities may commit to invest in the industrial site proposed as Applicant's project. For

example, this can include the private purchase of property, the development of fixed infrastructure assets (i.e. road, sidewalk, gutter, storm water management) on the site, the private expansion of utility assets (i.e. electric, gas, water, wastewater, greater than or equal to 100/20 Broadband) to the site, or the value of rail expansion to the site.

6.6.1 Documenting Private Investment

The Applicant must submit documentation stating all sources, project type, and amount of private investment that is being conducted at the site.

To meet this requirement, Applicants must submit, for each source of the private investment, an authorizing document that is signed by an authorized representative of the private entity (or entities) that are committing the investment.

Appropriate authorizing documents include:

1. A commitment letter; or
2. Equivalent document.

Additional documentation may be requested by DED to substantiate the private investment.

7. SELECTION CRITERIA

This Program is a competitive grant. To qualify to be scored, Applicants must meet all of the eligibility requirements listed in [section 7.1](#) below. Applications will then be scored and ranked based on the criteria list in [section 7.2](#).

7.1 ELIGIBILITY REQUIREMENTS

Applicants must demonstrate that the proposed project meets the following requirements before their application will be considered for funding:

1. The Applicant can demonstrate site control through site ownership, a signed option to purchase, or letters of commitment (signed, dated, with dollar amount and terms of expiration) from landowners whose properties compose the identified site.
2. The Applicant is registered with the Missouri Secretary of State to conduct operations in the State, if applicable to the entity type, and provides a certificate of good standing with its application;
3. The Applicant is registered in [SAM.gov](https://sam.gov), and can provide a Unique Entity Identifier that was generated by SAM.gov (Note: DUNS numbers

- have been removed from SAM.gov as of April 4, 2022 – existing registered entities can find their Unique Entity ID by visiting the SAM.gov website and following the instructions for requesting a Unique Entity ID). If an Applicant is in process of obtaining its Unique Entity ID, that will be satisfactory to proceed to scoring; however, no Grant Agreement will be entered into with an Applicant until it has a Unique Entity ID;
4. The Applicant has a Missouri Tax ID Number (EIN);
 5. The Applicant has a Federal Employer Identification Number (FEIN);
 6. The Applicant is not delinquent in taxes owed to the State of Missouri;
 7. The Applicant has signed the Certification Regarding Debarment and Suspension and Other Responsibility Matters document provided by DED;
 8. The Applicant is enrolled in E-Verify and provides a copy of its signed Memorandum of Understanding with the U.S. Department of Homeland Security, as required by [§ 285.530 RSMo](#)³;
 9. The Applicant is an eligible entity listed in [section 4](#) of these Guidelines;
 10. The proposed project includes eligible activities as outlined in [section 5](#) of these Guidelines.

7.2 SCORING FACTORS

Applications meeting the requirements in [section 7.1](#) of these Guidelines will be scored and ranked based on the criteria listed in the scorecard in [Appendix A](#) (Mega Sites) or [Appendix B](#) (Premier Sites) of these Guidelines.

Funds for each Funding Category listed in [section 3](#) of these Guidelines will be awarded based on a score from highest to lowest until all funds have been obligated from that category. Should two or more projects score the same, funds will be awarded in the order completed applications were received by DED.

7.2.1 Scoring Process

Scoring will be completed as follows:

1. Each application will be reviewed and scored by a committee.

³ The [E-Verify Program](#) is currently the only federal work authorization program as described in § 285.530 RSMo. If Applicant is not already enrolled in E-Verify, go to <https://e-verify.uscis.gov/enroll/> to enroll in the program. Applicant can provide a copy of the entire MOU or it can provide the last few pages starting with the signature page. Include the page(s) with “Information relating to your Company” and “Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State”, which should be the pages immediately after the signature page.

2. Applications will be ranked by final score within their respective Funding Category listed in [section 3](#) of these Guidelines.

2a. Mega Sites: Once ranked, projects will be awarded from highest to lowest until funds are exhausted. If two or more projects score the same, funds will be awarded in the order completed applications were received.

2b. Premier Sites: Once ranked, projects will be mapped by [economic region of the state](#). The top-ranking project in each region will receive funding, provided that project scores in the top 10% of all projects. The remaining projects will then be awarded based on score (from highest to lowest) until funds are exhausted. If two or more projects score the same, projects will be awarded in the order completed applications were received.

7.2.2 Workforce Scoring for Mega Sites

All Mega Sites applications will undergo a labor shed data analysis conducted by DED using the [US Census On The Map](#) tool. Sites will be searched by Metropolitan / Micropolitan Statistical Area (MSA), with the following parameters:

Home/Work Area: Work

Analysis Type: Inflow/Outflow

Year: 2019

Job Type: All Jobs

Workforce will be scored based on the sum of all Inflow, Outflow, and Intra MSA workers.

8. APPLICATION PREPARATION

8.1 APPLICATION SUBMISSION

Applicants can access and complete the application for this Program using the [MO DED ARPA Application Portal](#). Once applications are made available, applicants will have 60 days to submit complete applications.

8.1.2 Submitting Multiple Applications

Applicants wishing to submit multiple projects for grant funding will need to submit multiple applications using their ARPA Grant Portal Account.

8.2 REQUIRED DOCUMENTATION

Applicants will be required to submit documentation to DED through the ARPA Application Portal demonstrating eligibility and supporting their application narratives. A list of acceptable documentation is contained in [Appendix C](#) of these Guidelines.

8.3 REQUIRED NARRATIVE

Applicants will be required to submit several detailed narratives to help illustrate the impact of the proposed project, the Applicant's experience and capacity, the level of company collaboration, and economic impact.

8.3.1 *Project Overview Narrative*

The Applicant's project overview narrative must clearly articulate the following:

1. General overview of the proposed project, including a summary of the project plans, listing of project partners (which may include private land owners), and overall timeline of the project.

If applying for an expansion project under the Premier Sites funding category, the narrative must include both existing industrial site size prior to expansion and anticipated size post-expansion.

2. Description of how project partners will participate in the project and/or conduct project activities (example: Applicant may be conducting improvements in support of industrial activities on private partner-owned site).
3. Applicants should clearly articulate plans for future marketing of the site, supported by qualitative and/or quantitative data. The marketing plan can include:
 - a) Recruitment and Retention efforts planned to fill the site
 - b) Anticipated business expansions on the site (if applicable)
4. Specific, measurable, achievable, relevant, and time bound performance measures will be tracked to show that the progress of the proposed project.

8.3.2 Community Priority Narrative

Projects should be in alignment with community priorities. This should be illustrated by one or both of the following in the Applicant's community priority narrative:

1. Clearly illustrate broad support for the project across stakeholder groups through both narrative and submission of project support letters.
2. Demonstrate that the project is a continuation of an ongoing economic development plan.

8.3.3 Workforce Narrative

Applicant must submit workforce information, to include a list of higher education facilities located within 50 miles of the site, and a description of any past partnerships with any higher education facilities that support workforce development.

8.3.4 Past Performance Narrative

The Applicant's past performance narrative should clearly detail examples of past projects administered by the Applicant that:

1. Exhibit similar federal funding requirements, tracking, monitoring and compliance; and
2. One of the following:
 - a. Exhibit similar budget to the proposed project; or
 - b. Exhibit similar measurable outcomes to those proposed in the application.

8.3.5 Budget

The Applicant must submit a budget that includes itemized anticipated costs, clear milestones and timelines for when costs are expected to be paid, and the specific sources and uses of funds.

8.3.6 Accounting and Financial Systems Narrative

The accounting and financial systems narrative thoroughly articulates that the Applicant has each of the following in place:

1. Appropriate accounting controls
2. Financial reporting systems

9. AGREEMENTS

9.1. GRANT AGREEMENT

1. If an Applicant's project is awarded a Program grant, the Applicant, or Grantee, will enter into a grant agreement with DED (Grant Agreement),

committing to complete the project as set forth in the application, among other obligations.

2. The Grant Agreement will pass through to the Subrecipient applicable requirements imposed on the State of Missouri under its agreement with Treasury. The Grant Agreement will also include state law and other requirements for Program administration.

3. Because this Program is federally funded, various federal laws, regulations, and guidance will apply under the Grant Agreement. Prospective Applicants are encouraged to acquaint themselves with some of the requirements by visiting these resources:

- (a) The [Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 CFR part 200, to the extent applicable to SFRF Revenue Replacement funds as set forth in Treasury's Final Rule FAQs, FAQ #13.14 and FAQ #13.15](#);
- (b) Uniform Relocation Act [49 CFR part 24](#);
- (c) [42 U.S.C. § 802](#), Coronavirus State Fiscal Recovery Fund (SFRF);
- (d) [31 CFR part 35](#), Treasury's SFRF regulations;
- (e) [Treasury's SFRF webpage containing guidance on compliance](#).

4. Recipient will be required to submit documentation demonstrating ownership (e.g., warranty deed or closing statement) or site control (e.g., leasehold interest) before funds will be released.

5. The Grant Agreement will also include requirements regarding the following:

- (a) In addition to documents submitted to obtain reimbursement of costs, Grantees may be required to submit reports to DED in a format and frequency to be specified by DED, to include project activities and associated expenditures, and any data allowance metrics.
- (b) DED may monitor the Grantee for compliance with the terms of the Grant Agreement and applicable federal laws, regulations, and guidance; and Grantee will cooperate in all monitoring.
- (c) Record retention and inspection.

(d) Audits relating to the grant, including cooperating with federal and state representatives and providing requested access, information, and records for such audits.

(e) If DED determines, based on monitoring, an audit, or otherwise, that a Grantee is not complying with the terms of the Grant Agreement and applicable federal laws, regulations, and guidance, DED may take actions as set forth in, but limited to, [2 CFR § 200.339](#).

6. Records created in the administration of the Program and in communications about it, including records submitted by and provided to Applicants and Grantees, will be subject to federal and state open records laws. DED may be required to disclose some information in the records relating to the Program or in agency communications upon DED's receipt of a third party request.

7. DED may disclose grant records to other state agencies or public governmental bodies in the course of administering the grant.



APPENDIX A: MEGA SITES SCORECARD

Industrial Site Development Grant Program | Revised 12.5.2022

Criteria	Mega Site Maximum Score
1. Site Characteristics	390
A. Site Control	75
B. Site Readiness	50
C. Infrastructure	40
D. Accessibility	225
D1-Road Access	75
D2- Rail & Intermodal Access	50
D3- Airport Access	50
D4- Workforce Access	50
2. Prior Investment & Community Support	45
A. Pre-Application Site Investment	30
B. Community Support	15
3. Applicant Experience & Capacity	40
A. Project Match and/or Private Investment	20
B. Budget & Timeline	10
C. Financial Management	10
TOTALS	475

1. SITE CHARACTERISTICS			
Site Control	Criteria	Possible Points	Points Total
<p>PREFERRED: Applicant or project partner(s) owns site</p> <p>SATISFACTORY: Applicant or project partner(s) does not own site, but an option to purchase is in place.</p> <p>MARGINAL: Applicant or project partner(s) does not own site. There is not an option to purchase is in place, but applicant provides letter of commitment to sell from land owner.</p> <p>NO POINTS Applicant or project partner(s) does not own the site, has no option to purchase, and does not include a commitment letter from owner.</p>			
	PREFERRED	51-75 points	
	SATISFACTORY	26-50 points	
	MARGINAL	1-25 points	
	NO POINTS	0 points	
Site Control Points (up to 75)			
SITE READINESS	Criteria	Possible Points	Points Total
<p>SATISFACTORY: (A) Site has undergone all of the following studies: 1) Phase I and/or Phase II 2) Archeological and/or Historical 3) Endangered Species 4) Geotechnical (including seismic) ...and can document the following results: Studies (1, 2, 3) have cleared site from impact, or impacts have been cleared per study findings; and Geotechnical (4) report indicates that site is clear of impact risk from poor soils as well as seismic activity.</p>			
	PREFERRED	31-50 points	
	SATISFACTORY	16-30 points	
	MARGINAL	1-15 points	
	NO POINTS	0 points	

<p>(B) Site is zoned for industrial use; OR County of site does not maintain zoning standards, negating zoning need; OR property is zoned/used for agricultural, but relevant local government certifies willingness to re-zone property to facilitate industrial development.</p> <p>(C) Site has been fully surveyed, and is free of encumbering Easements or Rights of Way.</p> <p>(D) Site is located adjacent to developable land for potential future expansion.</p> <p>(E) Site is located outside of 500-year floodplain OR If site is located in a floodplain or levee district, the applicant can demonstrate successful mitigation measures or has all relevant permits in-hand to develop or expand a levee or other flood control to support the project.</p> <p>(F) Feasibility and Site Development planning has been conducted for the site, and includes, as applicable for the local jurisdiction:</p> <ul style="list-style-type: none"> a. Site Engineering b. Storm Drainage c. Building Permit Requirements d. Timeline for Building Permit processing e. Fire Department Requirements f. Building Setback Requirements g. Parking Setback Requirements h. Landscape Setbacks and Requirements i. Lighting Ordinances j. Signage Requirements <p>SATISFACTORY:</p> <p>(A) Site has undergone all of the following studies:</p>			
---	--	--	--

<p>1) Phase I and/or Phase II 2) Archeological and/or Historical 3) Endangered Species 4) Geotechnical (including seismic) ...and can document the following results:</p> <p>(1) Site is in the process of being cleared of potential impact from environmental concerns (2, 3) site is in the process of clearing the site from impact, or impacts have been cleared per study findings (4) Geotechnical report indicates that site is clear of impact risk from poor soils as well as seismic activity (B) Site is located in a county that maintains a zoning standard, and has begun re-zoning process to permit industrial use, OR is included in relevant local government's comprehensive, or master land use, or master land use plan for industrial use. (C) Site has been at least partially surveyed, and is free of encumbering easements or rights of way. (D) Site is located adjacent to developable land for future expansion (E) Site is located outside of 500-year floodplain OR if site is located in a floodplain or levee district, the applicant can demonstrate that development of successful mitigation measures has begun and all relevant permits have been obtained. (F) Feasibility and Site Development planning has been conducted for the site, and includes, as applicable for the local jurisdiction:</p>			
---	--	--	--

<ul style="list-style-type: none"> a. Site Engineering b. Storm Drainage c. Building Permit Requirements d. Timeline for Building Permit processing e. Fire Department Requirements f. Building Setback Requirements g. Parking Setback Requirements <p>MARGINAL: (A) Site has undergone all of the following studies: 1) Phase I and/or Phase II 4) Geotechnical (including seismic) ...and can document the following results: (1) Site is in the process of being cleared of potential impact from environmental concerns (4) Geotechnical report indicates that site is clear of impact risk from poor soils as well as seismic activity AND Site has not yet undergone the following studies: (2) Archeological and/or Historical or (3) Endangered Species (B) Site is located in a County that maintains a zoning standard, and has not begun re-zoning process to permit industrial use, nor is it included in relevant local government's comprehensive, or master land use, or master land use plan for industrial use. (C) Site has been at least partially surveyed, and is may include some encumbering Easements or Rights of Way. (D) Site is not located adjacent to developable land for future expansion</p>			
---	--	--	--

<p>(E) Site is located outside of 100-year floodplain OR if site is located in a floodplain or levee district, the applicant can demonstrate that the process of seeking permits for mitigation measures has begun.</p> <p>(F) Feasibility Planning has not been conducted for the site, however, site development planning has been conducted for the site.</p> <p>NO POINTS:</p> <p>(A) Site has not undergone any of the following studies:</p> <ol style="list-style-type: none"> 1) Phase I and/or Phase II 2) Archeological and/or Historical 3) Endangered Species 4) Geotechnical (including seismic) <p>(B) Site is located in a County that maintains a zoning standard, and has not begun re-zoning process to permit industrial use, nor is it included in relevant local government's comprehensive, or master land use, or master land use plan for industrial use.</p> <p>(C) Site has not been surveyed, and includes encumbering Easements or Rights of Way.</p> <p>(D) Site is not located adjacent to developable land for future expansion</p> <p>(E) Site is located in a floodplain and the applicant has not completed mitigation measures, nor begun the process of obtaining the relevant permits.</p> <p>(F) Neither feasibility nor site development planning has been conducted for the site.</p>			
Site Readiness Points (up to 50)			

INFRASTRUCTURE	Criteria	Possible Points	Points Total
<p>PREFERRED: (A) Applicant submitted complete service descriptions, including current and projected service providers as well as current or projected service capacity. Submitted minimums for current or projected capacity include:</p> <ol style="list-style-type: none"> 1. Water (minimum 12" line to curb) 2. Sewer 3. Power (minimum 3 phase to curb) 4. Natural Gas to curb 5. Greater than or equal to 100/20 Broadband to curb <p>(B) Applicant submitted infrastructure maps, which include labels by infrastructure type, as well as site boundaries and access points.</p> <p>(C) Applicant submitted projected development/expansion capacity requirement and timeline (as applicable), including maps for expansion planning OR justification for no expansion plans to accommodate industrial site development.</p> <p>SATISFACTORY: (A) Applicant submitted service descriptions, including current and projected service providers as well as current or projected service capacity. Submitted minimums for current or projected capacity include:</p>	<p>PREFERRED</p> <hr/> <p>SATISFACTORY</p> <hr/> <p>MARGINAL</p> <hr/> <p>NO POINTS</p>	<p>30-40 points</p> <hr/> <p>19-29 points</p> <hr/> <p>1-18 points</p> <hr/> <p>0 points</p>	

<p>1. Water (minimum 12" line to curb)</p> <p>2. Sewer</p> <p>3. Power (minimum 3 phase to curb)</p> <p>4. Natural Gas to curb</p> <p>5. Greater than or equal to 100/20 Broadband to curb</p> <p>(B) Applicant submitted incomplete infrastructure maps, which include labels by infrastructure type, as well as site boundaries and access points.</p> <p>(C) Applicant submitted incomplete projected development/expansion capacity requirement and timeline (as applicable), including maps for expansion planning.</p> <p>MARGINAL:</p> <p>(A) Applicant submitted incomplete service descriptions, including current and projected service providers.</p> <p>(B) Applicant submitted incomplete site map(s),</p> <p>(C) Applicant submitted incomplete projected development / expansion capacity requirements and timeline (as applicable).</p> <p>NO POINTS:</p> <p>(A) Applicant did not submit service descriptions of current and projected service providers and capacity.</p> <p>(B) Applicant submitted map(s) that do not illustrate infrastructure assets (existing or planned).</p> <p>(C) Applicant did not submit projected development/expansion</p>			
---	--	--	--

of capacity and did not demonstrate sufficient existing capacity.			
Site Infrastructure Points (up to 40)			
ACCESSIBILITY: Road Access	Criteria	Possible Points	Points Total
Distance to nearest Interstate (4-lane) access/exit via road <i>Rank, rounding up to nearest full mile</i>	0-4 miles	45 points	
	5-9 miles	30 points	
	10-14 miles	15 points	
	15+ miles	0 points	
Distance to nearest State Highway (4-lane) access/exit via road <i>Rank, rounding up to nearest full mile</i>	0-4 miles	15 points	
	5-9 miles	10 points	
	10-14 miles	5 points	
	15+ miles	0 points	
Have required local road improvements / expansions been presented to MODOT? OR If no improvements needed = 5pts	Yes / No or None	Yes - 5 No - 0 OR None - 5	
Does current site access road route through primarily residential areas?	<i>If primary route is residential = 0</i>	Yes - 0 No - 5	
Does current site access road route within 1 block of any K-12 school or hospital?	<i>If route is within a block of a K-12 school or hospital = 0</i>	Yes - 0 No - 5	
Road Accessibility Points (up to 75)			
ACCESSIBILITY: Rail & Intermodal	Criteria	Possible Points	Points Total
Is rail service available in the site? <i>Not across any streets or property lines – located within site itself.</i>	Yes / No	Yes - 20 No - 0	

Does the site have an existing rail spur located within it? (active or inactive)	Yes / No	Yes - 5 No - 0	
Did applicant submit data indicating that navigable water to port onsite, or have Port access within 30 miles via road?	Data submitted does not indicate any navigable water to port onsite, or 30 mi Port access = No	Yes - 15 No - 0	
Did applicant submit data indicating that distance to nearest intermodal hub was within 30 miles via road?	Data submitted does not indicate any access to Intermodal Hub = No	Yes - 10 No - 0	
Rail & Intermodal Site Access Points (up to 50)			
ACCESSIBILITY: Airport Access	Criteria	Possible Points	Points Total
PREFERRED 0-30 miles to National Airport SATISFACTORY 31-100 miles to National Airport OR 0-50 miles to Regional airport MARGINAL 100+ miles to National airport OR 51+ miles to Regional airport NO POINTS Local or basic airport access only.	PREFERRED	50 points	
	SATISFACTORY	30 points	
	MARGINAL	10 points	
	NO POINTS	0 points	
Airport Accessibility Points (up to 50)			
ACCESSIBILITY: Workforce	Criteria	Possible Points	Points Total
Is site located in a Certified Work-Ready Community ?	Yes / No	Yes - 5 No - 0	

Is there at least one 4-year degree college, community college, state technical college, or career technical center facility within 30 miles of the site via road?	Yes / No	Yes - 5 No - 0											
Does narrative indicate a track record of partnerships with any higher education facilities that support workforce development?	Yes / No	Yes - 5 No - 0											
Labor Shed MSA result: Inflow + Intra + Outflow. Sums within 1,000 workers will be bumped into higher scoring bracket. <i>0 Points if not located in a Metropolitan or Metropolitan Statistical Area.</i>	<table border="1"> <tr><td>Above 1M</td><td>35 points</td></tr> <tr><td>~500K – 1M</td><td>25 points</td></tr> <tr><td>~250K – 500K</td><td>20 points</td></tr> <tr><td>~100K – 250K</td><td>15 points</td></tr> <tr><td>~100K or less</td><td>10 points</td></tr> </table>	Above 1M	35 points	~500K – 1M	25 points	~250K – 500K	20 points	~100K – 250K	15 points	~100K or less	10 points		
Above 1M	35 points												
~500K – 1M	25 points												
~250K – 500K	20 points												
~100K – 250K	15 points												
~100K or less	10 points												
Workforce Accessibility Points (up to 50)													

2. PRIOR INVESTMENT & COMMUNITY SUPPORT			
A. Pre-Application Site Investment	Criteria	Possible Points	Points Total
Financial investments made into the site by applicant or project partner from March 3, 2021- date of application. <i>Round up to nearest full dollar</i>	\$50M +	30 points	
	\$10-50M	20 points	
	\$1-10M	10 points	
	\$100k-1M	5 points	
	<\$100k	0 points	
B. Community Support	Criteria	Possible Points	Points Total
PREFERRED (A) Application outlines a project that is a continuation of an ongoing economic development plan AND/OR Application clearly illustrates broad support for the project across stakeholder groups. (B) Application includes letters of support from the following: A. Local jurisdiction elected leaders (i.e., Mayor, Presiding	PREFERRED	10-15 points	
	SATISFACTORY	5-9 points	
	MARGINAL	1-4 points	
	NONE	0 points	

<p>Commissioner, and other local elected leadership) B. At least one state representative and one state senator in the project area C. One federal elected leader D. Other stakeholders in the project area, not to exceed 5 submissions.</p> <p>SATISFACTORY (A) Application outlines a project that has been identified as a new local priority AND/OR Application illustrates some level of support for the project across stakeholder groups. (B) Application includes letters of support from the following: A. Local jurisdiction elected leaders (i.e., Mayor, Presiding Commissioner, and other local elected leadership) B. At least one state representative and one state senator in the project area D. Other stakeholders in the project area, not to exceed 5 submissions.</p> <p>MARGINAL (A) Project has not been identified as a local priority and illustrates very little support from stakeholder groups. (B) Application includes letters of support from the following: A. Local jurisdiction elected leaders (i.e., Mayor, Presiding Commissioner, and other local elected leadership)</p>			
--	--	--	--

<p>D. Other stakeholders in the project area, not to exceed 5 submissions.</p> <p>NONE</p> <p>(A) Project has not been identified as a local priority and illustrates very little support from stakeholders. (B) Application does not include letters of support.</p>			
Community Support Points (up to 45)			

3. Applicant Experience and Capacity											
Project Match	Possible Points	Points Total	Points Total								
<p>PREFERRED: Applicant has secured and provides a clear description of local matching funds, (outlined in section 6.5.1 of these guidelines), (AND/OR) Private Investment greater than 70% of total project cost.</p> <p>SATISFACTORY: Applicant has secured and provides a clear description of local matching funds, (outlined in section 6.5.1 of these guidelines), (AND/OR) Private Investment 50-69% of total project cost.</p> <p>MARGINAL: Applicant provides a clear description of local matching funds, (outlined in section 6.5.1 of these guidelines), (AND/OR) Private Investment 50% or more of total project cost, which include federal funds sources other than local ARPA.</p> <p>APPLICATION DENIAL:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: none;">PREFERRED</td> <td style="border: none;">14-20 points</td> </tr> <tr> <td style="border: none;">SATISFACTORY</td> <td style="border: none;">6-13 points</td> </tr> <tr> <td style="border: none;">MARGINAL</td> <td style="border: none;">1-5 points</td> </tr> <tr> <td style="border: none;">DENIAL</td> <td style="border: none;">0 points</td> </tr> </table>	PREFERRED	14-20 points	SATISFACTORY	6-13 points	MARGINAL	1-5 points	DENIAL	0 points		
PREFERRED	14-20 points										
SATISFACTORY	6-13 points										
MARGINAL	1-5 points										
DENIAL	0 points										

Local matching funds (AND/OR) Private Investment are not yet secured.			
MATCHING FUNDS & PRIVATE INVESTMENT POINTS (up to 15)			
Budget and Timeline		Possible Points	Points Total
The timeline demonstrates key project milestones and when costs are expected to be paid.		Yes - 5 PS - 2 No - 0	
Narrative provides strong support for reasonableness of costs		Yes - 5 PS - 2 No - 0	
Budget and Timeline Points (up to 10)			
Financial Management		Possible Points	Points Total
The application thoroughly articulates that the Applicant has the following in place: <ul style="list-style-type: none"> 1. Roles, responsibilities, and experience of all individuals administering the grant; 2. Appropriate accounting controls; AND Financial reporting systems. 		6-10	
The application incompletely articulates that the Applicant has the following in place: <ul style="list-style-type: none"> 1. Roles, responsibilities, and experience of all individuals administering the grant; 2. Appropriate accounting controls; AND Financial reporting systems. 		1-5	
Financial Management Points (up to 10)			
MEGA SITES APPLICATION SCORE:			



APPENDIX B: PREMIER SITES SCORECARD

Industrial Site Development Grant Program | Revised 12.2.2022

Criteria	Premier Site Maximum Score
1. Site Characteristics	215
A. Site Control	50
B. Site Readiness	40
C. Infrastructure	40
D. Accessibility	85
D1-Road Access	35
D2- Rail & Intermodal Access	20
D3- Airport Access	15
D4- Workforce Access	15
2. Prior Investment & Community Support	45
A. Pre-Application Site Investment	30
B. Community Support	15
3. Applicant Experience & Capacity	40
A. Project Match and/or Private Investment	20
B. Budget & Timeline	10
C. Financial Management	10
TOTALS	300

1. SITE CHARACTERISTICS			
Site Control	Criteria	Possible Points	Points Total
<p>PREFERRED: Applicant or project partner(s) owns site</p> <p>SATISFACTORY: Applicant or project partner(s) does not own site, but an option to purchase is in place.</p> <p>MARGINAL: Applicant or project partner(s) does not own site. There is not an option to purchase is in place, but applicant provides letter of commitment to sell from land owner.</p> <p>NO POINTS Applicant or project partner(s) does not own the site, has no option to purchase, and does not include a commitment letter from owner.</p>	PREFERRED	16-25 points	
	SATISFACTORY	6-15 points	
	MARGINAL	1-5 points	
	NO POINTS	0 points	
<p>PREFERRED: 200 + contiguous, developable acres</p> <p>SATISFACTORY: 150-199 contiguous, developable acres</p> <p>MARGINAL: 100-149 contiguous, developable acres</p> <p>NO POINTS 50-99 contiguous, developable acres <i>Sites with less than 50 acres are not eligible for Program funds.</i></p>	PREFERRED	16-25 points	
	SATISFACTORY	6-15 points	
	MARGINAL	1-5 points	
	NO POINTS	0 points	
Site Control Points (up to 50)			
SITE READINESS	Criteria	Possible Points	Points Total
PREFERRED:	PREFERRED	13-20 points	

<p>(A) Site has undergone all of the following studies:</p> <ul style="list-style-type: none"> • Phase I and/or Phase II • Archeological and/or Historical • Endangered Species • Geotechnical (including seismic) <p>(B) Site is zoned for industrial use; OR County of site does not maintain zoning standards, negating zoning need; OR property is zoned/used for agricultural, but relevant local government certifies willingness to re-zone property to facilitate industrial development.</p> <p>(C) Site has been fully surveyed, and is free of encumbering Easements or Rights of Way.</p> <p>(D) Site is located adjacent to developable land for potential future expansion.</p> <p>(E) Site is located outside of 500-year floodplain OR If site is located in a floodplain or levee district, the applicant can demonstrate successful mitigation measures or has all relevant permits in-hand to develop or expand a levee or other flood control to support the project.</p> <p>(F) Feasibility and Site Development planning has been conducted for the site, and includes, as applicable for the local jurisdiction:</p> <ul style="list-style-type: none"> k. Site Engineering l. Storm Drainage m. Building Permit Requirements n. Timeline for Building Permit processing o. Fire Department Requirements p. Building Setback Requirements q. Parking Setback Requirements r. Landscape Setbacks and Requirements 	SATISFACTORY	6-12 points	
	MARGINAL	1-5 points	
	NO POINTS	0 points	

<p>s. Lighting Ordinances t. Signage Requirements</p> <p>SATISFACTORY: (A) Site has undergone all of the following studies:</p> <ul style="list-style-type: none"> • Phase I and/or Phase II • Archeological and/or Historical • Endangered Species • Geotechnical (including seismic) <p>(B) Site is located in a county that maintains a zoning standard, and has begun re-zoning process to permit industrial use, OR is included in relevant local government's comprehensive, or master land use, or master land use plan for industrial use.</p> <p>(C) Site has been at least partially surveyed, and is free of encumbering easements or rights of way.</p> <p>(D) Site is located adjacent to developable land for future expansion</p> <p>(E) Site is located outside of 500-year floodplain OR if site is located in a floodplain or levee district, the applicant can demonstrate that development of successful mitigation measures has begun and all relevant permits have been obtained.</p> <p>(F) Feasibility and Site Development planning has been conducted for the site, and includes, as applicable for the local jurisdiction:</p> <ul style="list-style-type: none"> h. Site Engineering i. Storm Drainage j. Building Permit Requirements k. Timeline for Building Permit processing 			
--	--	--	--

<p>l. Fire Department Requirements m. Building Setback Requirements n. Parking Setback Requirements</p> <p>MARGINAL: (A) Site has undergone all of the following studies: <ul style="list-style-type: none"> • Phase I and/or Phase II • Geotechnical (including seismic) (B) Site is located in a County that maintains a zoning standard, and has not begun re-zoning process to permit industrial use, nor is it included in relevant local government's comprehensive, or master land use, or master land use plan for industrial use. (C) Site has been at least partially surveyed, and is may include some encumbering Easements or Rights of Way. (D) Site is not located adjacent to developable land for future expansion (E) Site is located outside of 100-year floodplain OR if site is located in a floodplain or levee district, the applicant can demonstrate that the process of seeking permits for mitigation measures has begun. (F) Feasibility Planning has not been conducted for the site, however, site development planning has been conducted for the site.</p> <p>NO POINTS: (A) Site has not undergone any of the following studies: <ul style="list-style-type: none"> • Phase I and/or Phase II • Archeological and/or Historical • Endangered Species • Geotechnical (including seismic) </p>			
---	--	--	--

<p>(B) Site is located in a County that maintains a zoning standard, and has not begun re-zoning process to permit industrial use, nor is it included in relevant local government's comprehensive, or master land use, or master land use plan for industrial use.</p> <p>(C) Site has not been surveyed, and includes encumbering Easements or Rights of Way.</p> <p>(D) Site is not located adjacent to developable land for future expansion</p> <p>(E) Site is located in a floodplain and the applicant has not completed mitigation measures, nor begun the process of obtaining the relevant permits.</p> <p>(F) Neither feasibility nor site development planning has been conducted for the site.</p>			
<p>PREFERRED: Site has undergone all of the following studies:</p> <ol style="list-style-type: none"> 1) Phase I and/or Phase II 2) Archeological and/or Historical 3) Endangered Species 4) Geotechnical (including seismic) <p>...and can document the following results: Studies (1, 2, 3) have cleared site from impact, or impacts have been cleared per study findings; and Geotechnical (4) report indicates that site is clear of impact risk from poor soils as well as seismic activity</p> <p>SATISFACTORY:</p>	<p style="text-align: center;">PREFERRED</p> <hr/> <p style="text-align: center;">SATISFACTORY</p> <hr/> <p style="text-align: center;">MARGINAL</p> <hr/> <p style="text-align: center;">NO POINTS</p>	<p style="text-align: center;">13-20 points</p> <hr/> <p style="text-align: center;">6-12 points</p> <hr/> <p style="text-align: center;">1-5 points</p> <hr/> <p style="text-align: center;">0 points</p>	

<p>Site has undergone all of the following studies:</p> <ol style="list-style-type: none"> 1) Phase I and/or Phase II 2) Archeological and/or Historical 3) Endangered Species 4) Geotechnical (including seismic) <p>...and can document the following results:</p> <p>(1) Site is in the process of being cleared of potential impact from environmental concerns</p> <p>(2, 3) site is in the process of clearing the site from impact, or impacts have been cleared per study findings</p> <p>(4) Geotechnical report indicates that site is clear of impact risk from poor soils as well as seismic activity</p> <p>MARGINAL:</p> <p>Site has undergone all of the following studies:</p> <ol style="list-style-type: none"> 1) Phase I and/or Phase II 4) Geotechnical (including seismic) <p>...and can document the following results:</p> <p>(1) Site is in the process of being cleared of potential impact from environmental concerns</p> <p>(4) Geotechnical report indicates that site is clear of impact risk from poor soils as well as seismic activity</p> <p>AND</p> <p>Site has not yet undergone the following studies: (2) Archeological and/or Historical or (3) Endangered Species</p> <p>NO POINTS:</p> <p>Site has not undergone any of the following studies:</p>			
--	--	--	--

<ul style="list-style-type: none"> 1) Phase I and/or Phase II 2) Archeological and/or Historical 3) Endangered Species 4) Geotechnical (including seismic) 											
Site Readiness Points (up to 40)											
INFRASTRUCTURE	Criteria	Possible Points	Points Total								
<p>PREFERRED: (A) Applicant submitted complete service descriptions, including current and projected service providers as well as current or projected service capacity. Submitted minimums for current or projected capacity include:</p> <ul style="list-style-type: none"> 1. Water (minimum 12" line to curb) 2. Sewer 3. Power (minimum 3 phase to curb) 4. Natural Gas to curb 5. Greater than or equal to 100/20 Broadband to curb <p>(B) Applicant submitted complete infrastructure maps, which include labels by infrastructure type, as well as site boundaries and access points.</p> <p>(C) Applicant submitted projected Development / Expansion capacity requirement and timeline (as applicable), including maps for expansion planning OR justification for no expansion plans to</p>	<table style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <tr><td style="border: none;">PREFERRED</td><td style="border: none;">30-40 points</td></tr> <tr><td style="border: none;">SATISFACTORY</td><td style="border: none;">19-29 points</td></tr> <tr><td style="border: none;">MARGINAL</td><td style="border: none;">1-18 points</td></tr> <tr><td style="border: none;">NO POINTS</td><td style="border: none;">0 points</td></tr> </table>	PREFERRED	30-40 points	SATISFACTORY	19-29 points	MARGINAL	1-18 points	NO POINTS	0 points		
PREFERRED	30-40 points										
SATISFACTORY	19-29 points										
MARGINAL	1-18 points										
NO POINTS	0 points										

<p>accommodate industrial site development.</p> <p>SATISFACTORY: (A) Applicant submitted service descriptions, including current and projected service providers as well as current or projected service capacity. Submitted minimums for current or projected capacity include:</p> <ol style="list-style-type: none"> 1. Water (minimum 12" line to curb) 2. Sewer 3. Power (minimum 3 phase to curb) 4. Natural Gas to curb 5. Greater than or equal to 100/20 Broadband to curb <p>(B) Applicant submitted site map(s), which include general descriptions infrastructure locations, as well as site boundaries and access points. (C) Applicant submitted incomplete projected Development / Expansion capacity requirement and timeline (as applicable), including maps for expansion planning OR justification for no expansion plans to accommodate industrial site development.</p> <p>MARGINAL: (A) Applicant submitted incomplete service descriptions that do not include all current and projected service providers. (B) Applicant submitted site map(s), which include general descriptions infrastructure locations, as well as site boundaries and access points.</p>			
---	--	--	--

<p>(C) Applicant submitted incomplete projected Development / Expansion capacity requirement and timeline (as applicable), including maps for expansion planning OR justification for no expansion plans to accommodate industrial site development.</p> <p>NO POINTS:</p> <p>(A) Applicant did not submit service descriptions, which would include current and projected service providers as well as current or projected service capacity.</p> <p>(B) Applicant did not submit map(s) illustrating infrastructure assets (existing or planned).</p> <p>(C) Applicant did not submit projected Development / Expansion of capacity OR justification for no expansion plans to accommodate industrial site development.</p>											
Site Infrastructure Points (up to 40)											
ACCESSIBILITY: Road Access	Criteria	Possible Points	Points Total								
Distance to nearest Interstate OR State highway (4-lane) access/exit via road <i>Rank, rounding up to nearest full mile</i>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">0-2 miles</td><td style="text-align: center;">20 points</td></tr> <tr><td style="text-align: center;">3-5 miles</td><td style="text-align: center;">15 points</td></tr> <tr><td style="text-align: center;">6-10 miles</td><td style="text-align: center;">10 point</td></tr> <tr><td style="text-align: center;">10+ miles</td><td style="text-align: center;">0 points</td></tr> </table>	0-2 miles	20 points	3-5 miles	15 points	6-10 miles	10 point	10+ miles	0 points		
0-2 miles	20 points										
3-5 miles	15 points										
6-10 miles	10 point										
10+ miles	0 points										
Distance to nearest county highway (2-lane) via road <i>Rank, rounding up to nearest full mile</i>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">0-2 miles</td><td style="text-align: center;">5 points</td></tr> <tr><td style="text-align: center;">3-5 miles</td><td style="text-align: center;">3 points</td></tr> <tr><td style="text-align: center;">6-10 miles</td><td style="text-align: center;">1 point</td></tr> <tr><td style="text-align: center;">10+ miles</td><td style="text-align: center;">0 points</td></tr> </table>	0-2 miles	5 points	3-5 miles	3 points	6-10 miles	1 point	10+ miles	0 points		
0-2 miles	5 points										
3-5 miles	3 points										
6-10 miles	1 point										
10+ miles	0 points										

Improvements have been presented to MODOT or relevant local planning activities are underway. OR If no improvements needed = 5pts		Yes - 5 No - 0 OR None - 5	
Does current site access road route through primarily residential areas?	<i>If primary route is residential = 0</i>	Yes - 0 No - 5	
Road Accessibility Points (up to 35)			
ACCESSIBILITY: Rail & Intermodal	Criteria	Possible Points	Points Total
PREFERRED Rail service is available within the site, with multiple rail providers, with an existing active rail spur SATISFACTORY Rail service is available within the site, with a single rail provider option, with an existing active or inactive rail spur MARGINAL Rail service is available within the site, with a single rail provider option, with no rail spur NO POINTS Rail service is not located within the site.	PREFERRED	11-15 points	
	SATISFACTORY	6-10 points	
	MARGINAL	1-5 points	
	NO POINTS	0 points	
If rail service is not located on site, distance to closest rail line. Full points will be awarded in this category if rails service is located on site.	0-2 miles	5 points	
	3-5 miles	3 points	
	6-10 miles	1 point	
	10+ miles	0 points	
Rail & Intermodal Site Access Points (up to 20)			
ACCESSIBILITY: Airport Access	Criteria	Possible Points	Points Total
Distance to nearest National or Regional Airport via road <i>Rank, rounding up to nearest full mile</i>	0-20 miles	15 points	
	21-50 miles	10 points	
	51-100 miles	5 point	
	101+ miles	0 points	
Airport Accessibility Points (up to 15)			

ACCESSIBILITY: Workforce	Criteria	Possible Points	Points Total
Is site located in a Certified Work-Ready Community ?		Yes - 5 No - 0	
Is there at least 1 4-year degree college, community college, state technical college, or career technical center facility within 30 miles of the site via road?		Yes - 5 No - 0	
Does narrative indicate a track record of partnerships with any higher education facilities that support workforce development		Yes - 5 No - 0	

Workforce Accessibility Points (up to 15)

2. PRIOR INVESTMENT & COMMUNITY SUPPORT

A. Pre-Application Site Investment	Criteria	Possible Points	Points Total
Financial investments made into the site by applicant or project partner from March 3, 2021- date of application. <i>Round up to nearest full dollar</i>	\$50M +	30 points	
	\$10-50M	20 points	
	\$1-10M	10 points	
	\$100k-1M	5 points	
	<\$100k	0 points	

B. Community Support	Criteria	Possible Points	Points Total
<p>PREFERRED</p> <p>(A) Application outlines a project that is a continuation of an ongoing economic development plan AND/OR Application clearly illustrates broad support for the project across stakeholder groups</p> <p>(B) Application includes letters of support from any of the following: A. Local Jurisdiction elected leaders (i.e., Mayor, Presiding Commissioner, and other local elected leadership)</p>	PREFERRED	10-15 points	
	SATISFACTORY	5-9 points	
	MARGINAL	1-4 points	
	NONE	0 points	

<p>B. least one state representative and one state senator in the project area C. Federal elected leaders D. other stakeholders in the project area, not to exceed 5 submissions.</p>			
---	--	--	--

Community Support Points (up to 35)

3. Applicant Experience and Capacity

Project Match	Possible Points	Points Total	Points Total
<p>PREFERRED: Applicant has secured and provides a clear description of local matching funds, (outlined in section 6.5.1 of these guidelines), (AND/OR) Private Investment greater than 70% of total project cost.</p> <p>SATISFACTORY: Applicant has secured and provides a clear description of local matching funds, (outlined in section 6.5.1 of these guidelines), (AND/OR) Private Investment 50-69% of total project cost.</p> <p>MARGINAL: Applicant provides a general description of local matching funds, (outlined in section 6.5.1 of these guidelines), (AND/OR) Private Investment 50% or more of total project cost, which include federal funds sources other than local ARPA.</p> <p>APPLICATION DENIAL: Local matching funds (AND/OR) Private Investment are not yet secured.</p>	<p>PREFERRED</p> <hr/> <p>SATISFACTORY</p> <hr/> <p>MARGINAL</p>	<p>14 - 20 points</p> <hr/> <p>6 - 13 points</p> <hr/> <p>1 - 5 points</p>	

MATCHING FUNDS & PRIVATE INVESTMENT POINTS (up to 15)			
Budget and Timeline		Possible Points	Points Total
Timeline demonstrates key project milestones and timelines for when costs are expected to be paid.		Yes - 5 PS - 2 No - 0	
Narrative provides strong support for reasonableness of costs		Yes - 5 PS - 2 No - 0	
Budget and Timeline Points (up to 10)			
Financial Management		Possible Points	Points Total
The application thoroughly articulates that the Applicant has the following in place: <ul style="list-style-type: none"> 1. Roles, responsibilities, and experience of all individuals administering the grant; 2. Appropriate accounting controls; AND Financial reporting systems. 		6-10	
The application incompletely articulates that the Applicant has the following in place: <ul style="list-style-type: none"> 1. Roles, responsibilities, and experience of all individuals administering the grant; 2. Appropriate accounting controls; AND Financial reporting systems. 		1-5	
Financial Management Points (up to 10)			
PREMIER SITE APPLICATION SCORE:			



APPENDIX C: REQUIRED DOCUMENTATION

Industrial Site Development Grant Program | Revised 12.2.2022

In preparation for application, Applicants are encouraged to ensure they have the following information ready and available for upload during the application process. Having this prepared in advance of application will facilitate a timely application process, as well as assist Applicants in ensuring a complete and accurate application is submitted.

C.1 APPLICATION REQUIREMENTS AND DOCUMENTATION

The list below is the minimum required information for the submission of a complete application.

Requirement	Sources for Obtaining Information or Documents
Registered and in good standing with MO Secretary of State, if required for the entity type	A copy of a certificate of Good Standing for your entity, which can be obtained through Missouri Business Filings (mo.gov)
Unique Entity ID from SAM.gov	If Applicant does not already have Unique Entity ID from SAM.gov, register to obtain one at SAM.gov Entity Registrations
MO Tax ID Number	MO Tax ID Number
Federal Employer Identification Number (FEIN)	IRS.gov
SAM II Vendor ID Number	Vendor Input Form
Statement of No Tax Due	Entities must show they are compliant with state sales and withholding tax laws to be eligible for funding. To register and obtain your Statement of No Tax Due, visit No Tax due (mo.gov)
E-Verify Registration and MOU	You will need a copy of the electronically signed Memorandum of Understanding between your entity and the U.S. Department of Homeland Security, https://e-verify.uscis.gov/enroll
Certification Regarding Debarment and Suspension and Other Responsibility Matters	Debarment and Suspension form
Leadership and Ownership Information	Leadership and Ownership form

Applicant Certification	Application Certification form
Proof that applicant community is Certified Work-Ready	
Project Narratives	Include relevant data, identified needs, rationale, summary, etc.
List of Project Stakeholders	
Letters of Support	Letters should be from Community and Project Stakeholders.
Project Location	Include address or coordinates if not addressed.
Project Site Map, with boundaries identified	
Site Project Plan, including any renderings, identification of egress, infrastructure (road, rail, water, wastewater, natural gas, other)	
Project Site Topography Map	
Project Site Photos	
Project Schedule	Include proposed project timeline and milestones.
Project Budget	
Project Statement of Sources and Uses	Sources and Uses
Engineer Estimate of Cost (if applicable)	Include a preferred option and documentation of project alternatives.
Engineers and / or Architect Estimate of Cost (as applicable)	
IF property is not yet zoned for industrial use, please upload either: A) Statement certifying the local jurisdiction's willingness to re-zone property to facilitate industrial development; B) Comprehensive or Master Land Use Plan that identifies property as industrial use.	
Existing Feasibility Studies(as applicable)	
Existing Environmental Study report, and either: (a) completed report deliverables or (b) plan to complete report deliverables	
Existing Archeological Study report, and either: (a) completed report deliverables or (b) plan to complete report deliverables	
Existing Endangered Species Study report, and either: (a) completed report	

deliverables or (b) plan to complete report deliverables	
Existing Geotechnical (including Seismic) Study report, and either: (a) completed report deliverables or (b) plan to complete report deliverables	

C.2 LETTERS OF SUPPORT

Each grant submitted will receive additional points if it includes letters of support from multiple stakeholders. The following list includes *recommended* stakeholder letters to include in the application:

- State Senator
- State Representative
- Member of Congress
- City elected leader (*i.e.*, Mayor)
- County elected leader (*i.e.*, Presiding Commissioner)
- Major employers
- Other community leaders

Each letter should be customized by the stakeholder indicating how they will support the project and how they specifically believe the project will impact the community. Letters should be dated within 6 months of the submission date.