



Louisiana Economic Development Certified Sites Program

Louisiana Economic Development is responsible for strengthening the state's business environment and creating a more vibrant Louisiana economy. LED has instituted a Certified Sites Program to identify development-ready industrial sites.

Economic developers have found that the timeframe for making business location decisions has shortened and companies are becoming much more risk-averse. When a company makes a decision to build a new facility they look for a site that is ready to develop and relatively risk free. LED is assisting communities throughout Louisiana to identify and certify industrial sites as development-ready. Communities can propose a certified site to their clients confident of the site's availability and suitability. Certified sites offer the additional advantage of ensuring that the client's construction is more likely to remain on schedule.

LED requires a relatively simple application process to qualify for certification. As sites are evaluated for inclusion in this program, the primary conditions required for certification are sites with:

- Twenty-five or more contiguous, buildable acres above the 100-year flood plain
- Infrastructure in place to provide 250,000 gallons of potable water per day
- Provision for treating 250,000 gallons of wastewater per day
- Highway access sufficient to support 83,400 pounds
- Three-phase electrical service
- Zoned industrial or otherwise cleared for industrial development
- Control of the site through ownership, option to purchase, or other legally binding agreement
- Completed Phase I environmental audit
- Geotechnical survey
- Cultural Resources Study or clearance letter from SHPO
- Clearance letter for threatened or endangered species
- Wetlands delineation
- Advanced telecommunications service

The certification process requires the applicant to complete the Louisiana Site Certification Application and provide specific, supportive documentation. LED will process the application and determine the applicant's eligibility for certification. An independent, third-party engineering firm will physically review all applications and supporting documentation for authenticity and compliance.

LED's Economic Development Site Readiness Program (EDRED) can provide site improvement funds that are available to site owners, managers and regional ED Organizations to assist with identified action items needed for site certification. EDRED allows for LED to provide a 75% match for required work leading to certification.

EDRED 75% matching funds are also available for completion of LED site certification documents, including completion of the certified site application, preparation of exhibits, and preparing the required binders. This funding assistance for site certification can be applied to in-house preparation as well as to hiring outside contractors to complete such work.

Sites that have been successfully certified will be added to the Louisiana Site Selection Center sites & buildings online database with a special notation and logo. Certified sites will be a special, high visibility search function of the database.

The Louisiana Site Selection Center is an increasingly popular destination of commercial real estate executives, site selection consultants, and others doing online property searches.

LED Certified Sites Program Resources

<http://www.opportunitylouisiana.com/info-for-partners-allies/certified-sites-program>

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