SITEREADY IOWA: CERTIFIED SITE

IOWA™ Economic Development

OVERVIEW

SiteReady Iowa: Certified Site is the highest classification within the SiteReady Iowa program. Focused on intentional investment that places properties in the strongest position to compete for investment, this classification requires comprehensive due diligence and adherence to established and stricter requirements that provide a high degree of credibility and market readiness. This classification is the industry-leading site certification process that has been a part of IEDA for more than a decade.

PROCESS

1. Applicants must first achieve Identified Site status before pursuing Certified Site designation. After submitting a Notification to Pursue Certification, Quest Site Solutions and IEDA will review the property, program requirements, and eligibility with the applicant.
2. Using the Program Guidebook, applicants submit property information and supporting documents through Lasso. Quest will provide software access; no subscription is required.
3. Applicants meet monthly with Quest and IEDA to track progress throughout the application process.
4. Once submitted, Quest reviews the application and may request additional information or clarification. The LOIS listing will also need to be updated to reflect all the due diligence.
5. An in-person site visit will be conducted with Quest, IEDA, and the applicant team to verify information, review the property, and address questions. Any outstanding items will be documented in a follow-up addendum. This site visit should be conducted as if it is for an actual site visit.
6. Successful applicants earn the SiteReady Iowa: Certified Site designation and receive certification materials, mapping deliverables, and marketing support. Applications that do not meet the criteria may be postponed until the following year.



SCHEDULE AND UPDATES

Certified Site applications are accepted twice a year in June and August. Once a site achieves the Certified Site designation, the property listing must be updated at least once every 12 months. Applicants will receive an annual reminder to review the information and make updates. Certified Site status is valid for a maximum of three years before needing to be recertified if the property has not developed. All properties will have to be updated under the program guidelines and minimum criteria in place at the time.

MINIMUM SITE REQUIREMENTS

- Must be at least 25 acres
- Should be appropriately zoned or demonstrate ability to be rezoned for industrial use
- Should be served, or capable of being served by electric, natural gas, water, sewer, and telecom
- Local EDO should acknowledge participation and confirm its support of the property
- Served or capable of being served by roadway that meets DOT standards for industrial traffic
- Should be on the market and have an established price with an explanation of the terms of a sale or lease

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MINIMUM INFORMATION REQUIREMENTS

CATEGORIES

- Property and Applicant Information
- Property Characteristics
- Ownership and Availability
- Utility Infrastructure
- Transportation Infrastructure
- Environmental
- Permitting
- Workforce
- Marketing
- Miscellaneous

REQUIRED ATTACHMENTS

*Note: All materials must cover all areas seeking certification; any area not included in any of the due diligence pieces will not be permitted for certification. Attachments utilized for the Identified Site designation can be utilized for the Certified Site designation unless information has changed. All maps should show a title, property name, a scale, a directional arrow, clear boundaries of the property, and a date. Hand-drawn maps are not acceptable.

- Aerial image with the property boundaries indicated*
- County tax map with tax parcel identification numbers and acreages*
- General location map that shows the property in relation to the county and state*
- Zoning map that shows property and surrounding area's zoning*
- Rail map and Questionnaire (if marketed as rail served)*

SINCE **IDENTIFIED SITE STATUS IS A PREREQUISITE FOR EVALUATED SITE STATUS**, ALL PREVIOUS REQUIREMENTS OF THE IDENTIFIED SITES DESIGNATION REMAIN APPLICABLE.

- Owner, applicant, and EDO acknowledgement form
- IEDA Reimbursement Agreement
- Attorney Title Opinion
- Deeds
- Property Survey
- Availability Documentation and Pricing Details
- Lease Agreements (if applicable)
- Phase I Environmental Site Assessment
- Wetland Delineation and USACE JD
- Threatened and Endangered Species Study
- Topographic Survey
- Cultural Resource Identification Survey and SHPO Consultation Letter
- Geotechnical Investigation
- Covenants, Codes, and Restrictions (if applicable)
- Truck route map
- Utility Questionnaires
- Master Development Plan

See the IEDA Certified Site Program Guidebook for detailed attachment requirements and instructions.

FOR MORE INFORMATION

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