



## CCREDC Qualified Site Program Fact Sheet

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. More progressive economic development organizations have taken the lead in their community by identifying and providing as much due diligence on sites with “site certification” or “site readiness” programs. With our leading the economic development efforts for the Corpus Christi region, the Corpus Christi Regional EDC is launching the Site Inventory and Qualified Site Program which will identify and assist in promoting sites that have been vetted with both environmental and engineering due diligence work in partnership with local property owners and allow the region to be competitive globally when site selection consultants and companies consider the Coastal Bend region.

A CCREDC Qualified Site is a development-ready industrial site that has been identified initially in the CCREDC inventory of sites and then has completed a rigorous review process by CCREDC staff and local engineering and environmental consultants. Specific site details, such as zoning restrictions, title work, environmental studies, soil analysis and surveys, are assessed for compliance and authenticity. The majority of the costs for environmental and engineering due diligence work will be funded by CCREDC with property owners expected to fund some of the costs and is a negotiated amount between the site owner and CCREDC.

### ADVANTAGES OF CCREDC QUALIFIED SITES

- Substantial due diligence completed
- Significant site information gathered, documented, and available for submission on inquiries
- Independent third-party engineering and environmental consultant review
- Established price on the property already set by owner

A site does not have to be Qualified Site Program to have its profile published on the existing CCREDC CC Prospector building and sites website but Qualified Sites will receive preference for RFPs and responses to company inquires on sites in the region.

Below are requirements of the certification program:

- Site Inventory Qualification: Site has been identified by CCREDC as a Qualified Site based on initial GIS-based desktop analysis for inclusion in the CCREDC certification program.
- Size: At least 100 contiguous, buildable acres, free of impediments to development such as existing structures not appropriate for future commerce, soil contaminants, wetlands, flood plain, protected species and/or cultural resources.
- Property Control/Ownership: Control of the site through option, purchase or other legally binding agreement must be obtained and maintained as a condition of certification. It is required that the property can be obtained free and clear of encumbrances.
- Price per Acre: A fixed purchase price or a fixed leasing price per acre for a specified time period is required to certify and publish a site. Property owner must sign the “Qualified Site Memorandum of Understanding”

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- **Zoning/Land Use:** The site must be zoned or otherwise approved for industrial applications (or if no zoning restrictions). If zoned, a zoning district description and map are required. Only sites suitable for industrial use will be considered. Sites adjacent to significant residential development or other land uses incompatible with industrial activities will not be considered.
- **Flood Plain:** At least 100 contiguous, buildable acres must be above the 100 year flood plain. Alternatively, the applicant may provide a formal cost estimate, construction plan and funding source by which construction footprints can be elevated above the plain and meet current FEMA standards.
- **Water Supply:** Delivery prior to any potential project startup, either by line or by well, a minimum of 250,000 gallons of potable or process water per day. If an existing source of water supply is not available, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the minimum level of service within a six to twelve month minimum timetable.
- **Sanitary Sewer:** Provide a minimum of 250,000 gallons per day of available sanitary sewer capacity in a reasonable time period upon notification. If existing capacity is not available to the property boundary, certification will require submission of an order-of-magnitude cost estimate, conceptual design, and funding source to meet the minimum level of service within a six to twelve timetable.
- **General Road Access:** The roads accessing the site must be able to support vehicles with a maximum gross weight of 83,400 pounds, such as semi-trucks and trailers. If an access road does not exist, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the required access within a six to twelve month timetable.
- **Electricity:** Identify service provider or providers that can deliver reliable 3-Phase power service to the site prior to any potential project startup. If existing capacity is not available at the site, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the minimum level of service within a six to twelve month timetable.
- **Natural Gas:** Natural gas must be available to the property boundary or available prior to any potential project startup. If natural gas is not available, certification will require submission of an order-of-magnitude cost estimate, conceptual design and funding source to meet the minimum level of service within a six to twelve month timetable.
- **Listing:** The property owner must agree to have the site published by CCREDC on its CC Prospector sites and building website.
- **Phase I Environmental Assessment:** The site must have undergone a Phase I environmental assessment as a prerequisite for being considered for participation in the certification process. The Phase I Environmental Assessment must be less than 5 years old from the date of submission.
- **Remediated Sites:** If there are unresolved environmental issues, the site cannot be qualified until a No Further Action letter or its equivalent from the Texas Commission on Environmental Quality (TCEQ) is provided.
- **Re-Certification:** CCREDC Qualified Sites must be requalified every three years by documenting changes in adjacent land use, right-of-ways, existing structures, zoning, transportation infrastructure, utilities, total available acreage, environmental and cultural conditions, ownership, topography, and any other pertinent changes that impact the marketability of the site. A new application and due diligence will not be required.

For more information on the CCREDC's site inventory and Qualified Site Program, please contact Tommy Kurtz, VP, Business and Strategic Development at 361-882-7448 or [tkurtz@ccredc.com](mailto:tkurtz@ccredc.com).