

NORTHEAST  INDIANA
Regional Partnership

SITE CERTIFICATION — AN OVERVIEW



READY TO THRIVE.

In Northeast Indiana, we're ready to go. Certified Site Ready provides our region with a competitive edge on the global site location landscape. With this program, our ten-county region sends a strong message, loud and clear; development ready sites are critical to managing time and risk for our prospects. Our Certified Site Ready locations address critical factors up front for infrastructure, the environment, zoning, utility and transportation.

Why certify sites? As companies seek relocation or expansion options, high-level site selection decisions are made within increasingly compressed timeframes—and with increasingly exacting requirements and stringent production timelines. *Our comprehensive certification process, Certified Site Ready, significantly minimizes risk and expedites development for these prospects. And that's a fast-track to success.*



➤ WHAT IS CERTIFIED SITE READY?

Before we award our seal of approval to a site, 15 critical requirements are reviewed and verified by a third-party evaluator. Our program assures critical criteria are met to reduce the risk and time required for site evaluation and development. Simply stated, certified sites stand the best chance of moving forward in the site location process. Sites which have not been certified face greater uncertainty for elimination from the selection process. Managing risk and time for development means increased opportunity for prospect visits and project wins.

Of course, there are no guarantees. Certified Site Ready does not lead to automatic success. It is certain, however, that regions which invest in systematically preparing for development will compete better than those who do not. Certified Site Ready also reflects the pro-business climate of Northeast Indiana. From the Northeast Indiana Regional Partnership to local economic development organizations throughout the region, we are collectively committed to the success of business—and to the economic vitality that business growth fosters.



QUICK FACTS

CERTIFIED SITE READY DOCUMENTED CRITERIA INCLUDE:



- ✓ SITE SIZE
- ✓ OWNERSHIP (OR COMMUNITY OPTIONED)
- ✓ ZONED INDUSTRIAL
- ✓ 100-YEAR FLOOD PLAIN
- ✓ ENVIRONMENTAL STUDY COMPLETE (PHASE 1)
- ✓ SITE BUFFER CONSIDERATIONS
- ✓ PRELIMINARY GEOTECHNICAL EXPLORATION
- ✓ INFRASTRUCTURE IN PLACE:
 - WATER
 - NATURAL GAS
 - SEWER
 - HIGHWAYS
 - ELECTRICAL
 - TELECOMMUNICATIONS



About Our Third-Party Certification

Northeast Indiana's Certified Site Ready sites are certified by a third-party consultant, the Strategic Development Group, Inc. This privately owned professional consulting firm offers expert site location, negotiation and economic development services. The firm's headquarters are located in Columbia, South Carolina and the group conducts business throughout the United States.

WWW.STRATEGICDEV.COM



About Northeast Indiana Regional Partnership

The Northeast Indiana Regional Partnership is committed to Northeast Indiana's growth, innovation and success through business relocation and expansion. NEIRP leverages the region's economic development resources to strategically and collaboratively create and sustain a business climate of growth, investment, vitality and worldwide competitiveness.

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