



# INDIANA SITE CERTIFIED

## Purpose

The Indiana Site Certified program certifies sites that are ready for economic development. Communities of any size apply for the designation through the Indiana Office of Community and Rural Affairs.

The Indiana Site Certified Program has three main goals:

1. Mitigate risks and provide necessary due diligence of a site
2. Market the site to prospective developers
3. Illustrate the community's commitment to economic development

## Indiana Site Certified Silver - Bottom Tier

- No size limit
- Support from Local Unit of Government CEO
- Clear Title - 50-year title search
- American Land Title Association (ALTA) Survey
- Topographical map using Light Detection and Ranging (LIDAR)
- Aerial Map
- Phase 1 Environmental Assessment
- Wetland Delineation Report
- Letter from INDOT addressing appropriate use of site
- Utility service capacity and distance defined



## Indiana Site Certified Gold - Middle Tier

- Size limit - 20 contiguous acres
- No more than 5 miles from a state highway
- Zoning required
- Geotechnical study
- Seismic hazard map
- Be free of recognized environmental concerns
- Desktop archaeological investigation
- Utilities extend to property line/future-build is located in public right-of-way



## Indiana Site Certified Prime - Top Tier

- Size limit - 30 contiguous acres
- No more than 2.5 miles from a state highway
- Zoning required
- Archaeological investigation
- No recs or site clear
- Geotechnical study
- Utilities extend to property line/future-build is located in public right-of-way
- Local Unit of Government, Local Economic Development Corporation or Regional Economic Development Organization must own property or have agreement with property owner

