

SITE READINESS FUND FACT SHEET



Mission: To provide grant funds to qualified businesses or local governments that invest in constructing, renovating, or improving, commercial, industrial sites to be made readily available to new businesses, established businesses that are considering moving to the State of Delaware, or existing businesses within the State that need additional sites to remain or expand.

PROGRAM PURPOSE – TO ENSURE THAT DELAWARE REMAINS A COMPETITIVE STATE FOR LOCATING BUSINESSES AND RETAINING EXPANDING BUSINESS BY:

- Addressing the issue of missed opportunities and delayed development caused by having a limited number of sites that are ready to be utilized or able to be developed in a timely manner.
- Encouraging the development of sites which will benefit Delawareans by attracting new jobs and investment to the state.

TWO DISTINCT LEVELS (1&2)

- **Level 1** - Grant awarded up to \$100,000 for initial studies and activities involved in the early stages of developing a site including, but not limited to, surveys, wetland delineation studies, Phase 1&2 Environmental Site Assessment and preliminary planning and engineering.
- **Level 2** - Grant awarded up to \$1,000,000 for advanced activities associated with developing a site area including, but not limited to, utility infrastructure, rail extension engineering and development, and advanced planning and engineering.

FUND DISBURSEMENT

- Both Level 1 and Level 2 Site Readiness Grants are disbursed via a 50% reimbursement of eligible site readiness expenditures. To obtain the full Level 1 Site Readiness Reimbursement of \$100,000, the grant recipient must demonstrate \$200,000 in incurred eligible site readiness expenditures, and in order to obtain a Level 2 Site Readiness Reimbursement, the grant recipient must demonstrate \$2,000,000 in incurred eligible site readiness expenditures. A level 1 grantee may also later apply for a level 2 grant.



MINIMUM REQUIREMENTS CHECKLIST

- Site must be in the State of Delaware.

- The site must not be committed to a specified operating entity prior to completion (i.e., site is being prepared for undetermined future operators, not predetermined future operators).

- Site must be zoned business park, industrial or heavy industrial and cannot be mixed use with residential, office, or retail. In addition, sites over 10 acres in size will be given preference.

- The property must be vacant, and free of environmental conditions or impediments that would prevent the property from being developed. However, properties that have been through the Brownfields program or have a “No Further Action” status may be considered.

- The property must have existing public road access. Preference will be given to properties and projects that align with the State’s Strategy Investment Levels 1, 2 and 3. [Delaware Investment Levels Map](#)

- Applicant must provide a Support Letter from the county or municipality that has planning jurisdiction over the site, which includes confirmation that the site is zoned (or could be rezoned) in accordance with the community’s comprehensive plan and the site’s intended use.

- The applicant must provide proof of property ownership or the signature of the property owner.

- Applicant must be in good standing under the laws of the state, duly qualified to do business.

- Applicant must demonstrate financial stability.

- Applicant must establish that the proposed improvement will create a significant number of direct, quality, full-time jobs.
