



Re-Stocking NC's Product Inventory

Part V: Resources, Partnership Models and Legal Structure

Resources

Golden **LEAF**
FOUNDATION



NORTH CAROLINA
DEPARTMENT of
COMMERCE



SITE Program

Open to local governments or 501(c)(3)s
Prioritizes rural and economically distressed communities

Golden LEAF
FOUNDATION



Programs & Overview	Eligibility	Match	Max Funding
SITE Program - Identification - Site Identification	Any eligible entity.	None	GL pays the consultants
SITE Program - Due Diligence - Funding to complete eligible due diligence and site planning	Eligible entity. Public ownership or control of site.	None OR 15% of the grant for certain counties	\$50,000 suggested max grant
SITE Program - Development - Funding for public infrastructure, clearing, rough grading, environmental remediation	Eligible entity. Completed due diligence. Publicly controlled sites-public infra. only. Publicly owned sites-all services.	None OR 15% of the grant for certain counties	\$1.5M max grant

Site Certification Program



Programs & Overview	Eligibility	Match	Max Funding
NC Certified Sites - Site Certification, Re-Certification every two years	Satisfactory documentation for all 31 program criteria	N/A	N/A

Utility Account Program



NORTH CAROLINA
**DEPARTMENT of
COMMERCE**

Programs & Overview	Eligibility	Match	Max Funding
Utility Account – Infrastructure on publicly owned or controlled sites	Local governments in 80 most distressed counties. Publicly owned or controlled site.	25% unless in 25 most distressed counties	None

Site Readiness Program



Programs & Overview	Eligibility	Match	Max Funding
Site Readiness Program - Site Development Strategy	Sites served by Duke Energy.	None	Duke Energy pays the consultant.

Site Certification & Identification Programs



Programs & Overview	Eligibility	Match	Max Funding
Smart Sites - Site Certification including due diligence and planning	Sites served by Electricities members	None	Electricities pays the consultants
Site Assist - Site Identification	Sites served by Electricities members	None	Electricities pays the consultants

Site Certification & Financing Programs

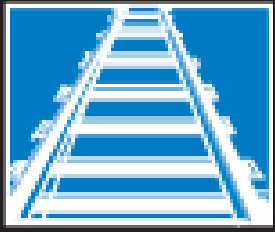


NC Electric Cooperatives

Your Touchstone Energy® Cooperatives

Programs & Overview	Eligibility	Match	Max Funding
Cooperative Ready Sites - Site Certification including due diligence and planning, Site Identification	Sites served by NC Electric Cooperative members	None	NC Electric Cooperatives pays the consultants
NC Electric Cooperatives/USDA Loan - 0% loan for site dev. & spec buildings	Local EMC approval	20%	\$2M

Site Development Program



NORTH CAROLINA
RAILROAD
C O M P A N Y

Programs & Overview	Eligibility	Match	Max Funding
Build Ready Sites - Site, building, and infrastructure development	≤0.5 mile from rail, ability to serve, 50-100 acres, infra. and environmental requirements	40%	Lesser of \$500,000 (\$750,000 on NCRR corridor) or 60% of project cost

Product Development Pathways



Identify Sites



Assess & Plan Sites



Certify Sites



Prepare Sites



Develop Spec Buildings

Golden LEAF SITE Identification

Golden LEAF SITE Due Diligence

NC Commerce Site Certification

Golden LEAF SITE Development

NC Electric Cooperatives/USDA Loan

ElectriCities Site Assist

Duke Energy Site Readiness

ElectriCities Site Assist

NC Commerce Utility Account

NC Electric Cooperatives Cooperative Ready Sites

ElectriCities Site Assist

NC Electric Cooperatives Cooperative Ready Sites

NC Electric Cooperatives/USDA

NC Electric Cooperatives Cooperative Ready Sites

NC Railroad Build Ready Sites

North Carolina Product Development Resources



Organization	Programs & Overview	Eligibility	Match	Max Funding	How To Apply	Timeline
	Golden LEAF SITE Program is open to local governments or 501(c)(3)s and prioritizes rural and economically distressed communities.					
	SITE Program - Identification - Site Identification	Any eligible entity.	None	GL pays the consultants	Application Guidelines	Sept. 19, 2022, Spring 2023, TBA
	SITE Program - Due Diligence - Funding to complete eligible due diligence and site planning	Eligible entity. Public ownership or control of site.	None OR 15% of the grant for certain counties	\$50,000 suggested max grant	Application Guidelines	Sept. 19, 2022, Spring 2023, TBA
	SITE Program - Development - Funding for public infrastructure, clearing, rough grading, environmental remediation	Eligible entity. Completed due diligence. Publicly controlled sites-public infra. only. Publicly owned sites-all services.	None OR 15% of the grant for certain counties	\$1.5M max grant	Application Guidelines	Sept. 19, 2022, Spring 2023, TBA
	NC Certified Sites - Site Certification, Re-Certification every two years	Satisfactory documentation for all 31 program criteria	N/A	N/A	Program Information	6 submission deadlines annually
	Utility Account – Infrastructure on publicly owned or controlled sites	Local governments in 80 most distressed counties. Publicly owned or controlled site.	25% unless in 25 most distressed counties	None		
	Site Readiness Program - Site Development Strategy	Sites served by Duke Energy	None	Duke Energy pays consultant.		
	Smart Sites - Site Certification including due diligence and planning	Sites served by Electricities members	None	Electricities pays consultants		
	Site Assist - Site Identification	Sites served by Electricities members	None	Electricities pays consultants		
	Cooperative Ready Sites - Site Certification including due diligence and planning, Site Identification	Sites served by NC Electric Cooperative members	None	NC Electric Cooperatives pays consultants		
	NC Electric Cooperatives/USDA Loan - 0% loan for site dev. & spec buildings	Local EMC approval	20%	\$2M		
	Build Ready Sites - Site, building, and infrastructure development	≤0.5 mile from rail, ability to serve, 50-100 acres, infra. and environmental requirements	40%	Lesser of \$500,000 (\$750,000 on NC corridor) or 60% project cost		

North Carolina Product Development Resources



Potential State Funding



\$10M allocated to Golden LEAF for a pilot shell building program in Bladen, Columbus, and Franklin Counties



\$150M allocated to the Megasite Fund - 7 sites



\$50M NC Selectsite Fund – 10 sites, <1,000 acres, ability to attract 1,000 jobs

NCEDA Call to Action

While NCEDA supports the House funding, our membership is encouraging legislators to adopt a program that includes the following:

- A fund that would allow all 100 counties to make application for support
- A program that does not have any speculative job threshold
- A program that would allow for smaller sites to receive consideration, including those 20 acres and above
- A revolving pay-back component so that these nonrecurring funds can be in perpetual use





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