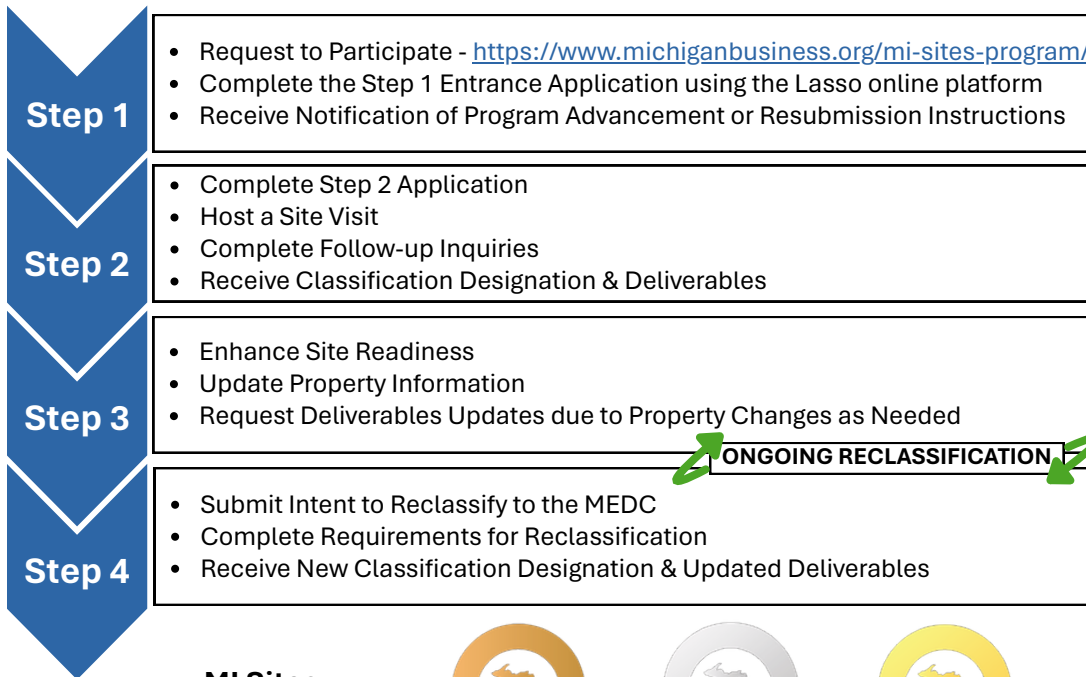


MI Sites : 2026 PROGRAM SUMMARY

Minimum Criteria

- Property is at least 25 acres.
- Property availability and price are documented (Option, Purchase Agreement, Real Estate Listing, or Letter from Property Owner).
- Property is designated for future industrial use by jurisdiction in which the property is located.
- Current zoning is identified.
- Property is located within 5 miles of a highway that is designated by MDOT as an All-Season Route.
- Existing utility infrastructure is identified.
- Status of due diligence (whether it has been completed) is known.

Classification Process



Objectives & Opportunities

- Position Michigan to better compete for projects by expanding the statewide portfolio of development ready sites with consistent criteria to quickly identify properties that qualify for project submissions.
- Comprehensive analysis to identify strengths and weaknesses offering recommendations to help prioritize due diligence and improvements.
- Provide marketing materials: detailed property report, map set, flyer.
- Economic development training opportunities while preparing property data that resembles site selection Requests for Information (RFIs), developing documentation to support quick responses to inquiries, and hosting site visits that offer on-site review.
- Facilitate proactive site readiness with funding opportunities and expertise from the MEDC's Real Estate Development team to develop and implement strategic site readiness plans.

**MI Sites
Classifications:**



Overview of Site Readiness Classifications

BRONZE



- Property availability and price are documented.
- Property is zoned for industrial use or the rezoning process and timeline are documented and align with the community's Master Plan's intended land use.
- Transportation infrastructure is documented and improvements needed to enable all-season access to a freeway are identified.
- Utility infrastructure is documented, and improvements needed to extend service to property boundary and/or provide the minimum capacity requirements of the MI Sites program have been identified.
- Desktop assessments (FEMA FIRM, NWI Map, IPaC) completed.

SILVER



- Title Report and ALTA Survey, Phase I ESA, Topographic Survey, Wetlands delineation have been completed.
- Property is zoned for industrial uses or rezoning process is underway and/or can be completed within 90 days.
- Cost and schedule estimates for transportation improvements needed to enable all-season access from the property to a freeway.
- Itemized cost and schedule for utility improvements needed to extend utility service to property boundary and/or provide minimum capacity requirements of the MI Sites program.
- Desktop analysis/literature review by qualified Historians/Archaeologists to identify known sites and recommendations for future work has been completed.
- Impediments to development that have been identified to-date are shown on a conceptual plan (map).

GOLD



- Documentation the property is owned or controlled (via option or purchase agreement) by an eligible applicant.
- Documentation of clear title to the property (title attorney opinion and/or title insurance) is completed.
- Property is zoned for industrial uses.
- Detailed plans with itemized cost and schedule for transportation improvements needed to enable all-season access from the property to a freeway.
- Letter verifying itemized cost and schedule for utility improvements needed to extend utility service to property boundary and/or provide MI Sites program minimum capacity requirements. Rights-of-way proof of control by owner's Letter of Intent or an option.
- All environmental due diligence has been completed in accordance with program standards.
- Phase I ESA and, if necessary, Phase II ESA
- Level 3 Wetland Identification Program (WIP) by EGLE's Water Resources Division (WRD).
- Threatened and Endangered Species study
- Phase I Archaeological Survey and Architectural Reconnaissance Survey (with SHPO consultation)
- Geotechnical investigation
- Impediments to development identified during completion of due diligence are shown on an updated conceptual plan (map) for property development.



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