Office of COMMUNITY & RURAL AFFAIRS

OCRA

Indiana Site Certified

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

Goals of Site Certified

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

Why it matters:

- Reduces barriers for developers
- Accelerates the site development process
- Increases site competitiveness while attracting jobs and capital

Indiana Site Certified Silver

Communities looking to start their site readiness journey.

- No size limit
- support from Local Unit of Government CEO
- Clear Title - 50-year Title Search
- American Land Title Association 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

Communities ready to commit to a higher level of due diligence with sites that have a clear potential for larger development.

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

Indiana Site Certified Prime

Reserved for sites that have undergone the most extensive vetting and are ready for immediate, significant development.

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

ocra.in.gov/Indiana-Site-Certified

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Indiana Site Certified Glossary

Aerial Map: Map of the site using photographs showing layout and location from an elevated position.

Archaeological Investigation: Archaeological records checks including a thorough investigation of documentary records, historical maps and plans of the area, photograph evidence, geological information as well as all relevant data from the IDNR DHPA along with a Phase 1a Reconnaissance Report.

ALTA Map: Survey map including boundary lines, location of the main building with improvements, location of ancillary buildings, identification of easements (access rights by service companies such as water, gas, telephone, railways and other utilities).

ASTM E1527-00 Standard Practice for Environmental Site Assessments (ESA): The purpose of this is to define good commercial and customary practice in the U.S. for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act and petroleum products.

ASTM E1527-05 Standard Practice for ESAs: The Standard outlines the purpose and use of a Phase 1 ESA as well as the scope of work to be conducted, including: records review (historical & government); site reconnaissance (property & adjacent site inspection); interviews with owners, occupants and local officials; evaluation and report preparation.

Clear Title: The 50-year title search found no liens, mortgages, judgments, encumbrances or unpaid taxes.

Current Documents: Completion of annual updates ensuring the status and information on the Site and Building Database is accurate.

Desktop Archaeological Investigation: Desk-top assessment will include a thorough investigation of documentary records, historical maps and plans of the area, photograph evidence, geological information as well as all relevant data from IDNR.

Established Price: Letter from the property owner includes a sale and/or lease price.

Support from Local Unit of Government CEO: The chief elected official from the local unit of government has submitted a letter of support for the project.

IC 37-7-4 Local Planning & Zoning Code: Indiana state legislation outlining the local planning and zoning codes.

Infrastructure to the property line or on property: The site must have water, wastewater, electric, natural gas and high speed communications to the property line or located on the property.

Letter from INDOT addressing appropriate use of site: Letter from INDOT district office discussing transportation access points for the site.

Free of environmental concerns: The Phase I Environmental Assessment returned without any Recognized Environmental Conditions (REC) or documentation demonstrates all contaminants have been cleaned up.

Phase I Environmental Assessment: Report identifying potential or existing environmental contamination liabilities. Includes examination of potential soil contamination, groundwater quality, and surface water quality. Must be based on ASTM standards E 1527-21.

Phase II Environmental Assessment: Report following the identification of a REC during the Phase I Environmental Assessment. Includes collection of soil samples and/or groundwater and surface water. Only required if the Phase I Environmental Assessment identified RECs.

Proper Zoning: Site is located in a jurisdiction that has a planning department established in compliance with IC 36-7-4 and the selected industry profile (s) is/are consistent with the local zoning ordinance.

Seismic Hazard Map: Inclusion of mapping the site to verify seismic hazard for 2% in 50 years peak ground acceleration (PGA).

Geotechnical Survey: Study investigating sample soil borings taken at site to obtain information on the physical properties of the site's soil and rock to determine the strength and properties of a required building foundation. Report determines any known risk factors including seismic vibration/activity, fault lines, sink holes and past under-mining. Requires one soil boring for every 10 acres of land and each soil boring must be a minimum of 20ft in depth.

Topographical Map using LiDAR: LiDAR mapping is a form of mapping that uses high-resolution to project deep set imagery that collects data via LIDAR and provides a detailed image.

Wetland Delineation: Report performed by a certified professional determining wetland boundaries or locations on the property.