

APPLICATION FOR MEGASITES READINESS FUND

IMPLEMENTATION PHASE

Section 1: Applicant

Organization

Principal Officer

Title of Principal Officer

Phone

Email

Applicant is a:

_____ Local Government

_____ Partnership of Local Governments

If a Partnership, list partners in addition to local governments:

Partner 1 Name _____ Local Government _____ 501c3

Partner 2 Name _____ Local Government _____ 501c3

Section 2: Eligible Site

Please check which site this application will benefit as listed in the May 2023 Megasites Readiness Program [report](#):

_____ Kingsboro-Edgecombe _____ Pitt

_____ Nash _____ Wilson

_____ Brunswick _____ Cumberland

_____ Rowan _____ Other

If OTHER, please STOP. Your site is not eligible for this program.

Section 3: Site Ownership/Control

Please check which of these statements applies to your site:

_____ Applicant or eligible partner owns the site and can provide a copy of the recorded deed.
ATTACHMENT

_____ Applicant or eligible partner does not yet own the site but has secured control and can provide a copy of the document demonstrating control such as an option agreement or recorded sales contract. The agreement must be durable for a period of at least 60 months following the date of this completed application. ATTACHMENT

_____ Applicant or eligible partner does not yet own the site nor have control of the site, but has an agreement with the property owner and will secure ownership or control upon award of a grant from this program and can provide a copy of the agreement, such as a term sheet ATTACHMENT

_____ None of the above apply

If NONE OF THE ABOVE APPLY, please STOP. Your site is not yet eligible for this program.

Section 4: Site Information – JLL Study

Please attach a copy of the site proposal that you submitted for the JLL review and any subsequent documents that you provided to the JLL team. You should have received a PDF copy of the submission that you completed online. ATTACHMENTS

If you do not have a copy of the site proposal that you provided to the JLL team, do you give permission to the JLL team to release it to EDPNC?

_____ I consent to permission for EDPNC to request that JLL provide a copy of the submission for _____ site. I authorize JLL to provide such a copy upon such a request and have the authority to authorize such consent and permission.

Section 4a: New Site Information

Please provide a brief update of steps taken to advance readiness of the site since notification of the identification by the JLL team. Please limit it to 250 words.

Section 4c: Workforce Availability

Please provide a 45-minute drive time map with civilian labor force statistics if available ATTACHMENT

Please provide any recent workforce studies completed since 2020 for your county and/or region ATTACHMENT

Please list major manufacturers within a 25-mile radius of the site. TEXT BOX

Please provide any other information on workforce availability. Limit to 150 words.

Section 4b: Other Information

Please provide any other information that would help EDPNC understand the competitiveness of the site. Please limit to 250 words. Information on refined cost estimates for any aspect of site readiness, master plan/site layout, or industry sector targets is appreciated.

Section 5: Local Investment

Please provide information on any investment in the site made by the Applicant or its partners after May 1, 2023. Please indicate if any of these local expenditures will be submitted for reimbursement in the budget in section 6A below. Only expenditures for due diligence are eligible for grant funds before the award date of the grant.

Section 6: Budget

The total amount requested from the Megasites Readiness Program cannot exceed \$20 million, with narrow exceptions for cases where a major manufacturing client seeks to locate at the site in a short timeframe. Please note that the totals for subsections A-D below cannot exceed \$20 million or the budget will have to be redone.

A. Due Diligence

Please complete the table below if applicable. The AMT REQUESTED is the amount for each due diligence item you are asking to be provided by the Megasites Readiness Fund. The total amount requested for due diligence expenses must not exceed \$2 million. The local/other is for you to indicate any local participation in each of the items and the TOTAL COST is the sum of the two previous columns. If any of the amount requested shall be made for expenses made prior to the date of this application but after May 1, 2023, please indicate and provide evidence of payment of an eligible invoice(s).

| | AMT REQUESTED | LOCAL/OTHER AMOUNT | TOTAL COST |
|--|--------------------------|-------------------------------|-------------------|
| Preliminary engineering reports for water and wastewater treatment to the site | | | |
| Phase I environmental assessment | | | |
| Phase II environmental assessment | | | |
| Preliminary wetland and stream determination (detailed determination if appropriate) | | | |
| Threatened and endangered species report | | | |
| Historical, archeological, and cultural resource review | | | |
| Boundary survey | | | |
| Geotechnical report | | | |
| Buildable area map | | | |
| Title opinion | | | |
| Assessments related to road and highway infrastructure to serve the site | | | |
| Other due diligence expenses related to the North Carolina Certified Sites Program | | | |
| TOTAL | | | |

B. Site Acquisition

Please complete the tables below if applicable.

| COLUMN A | COLUMN B | 85 PERCENT OF COLUMN B (COLUMN B * 0.85) |
|----------------------|----------|---|
| Total Purchase Price | | |
| Taxable Value | | |
| Maximum Request | | Insert lesser of the two values above |

| | AMT REQUESTED (FROM Max Request Above) | LOCAL/OTHER | TOTAL |
|---------------|--|-------------|-------|
| Site Purchase | | | |

If applying for any funds from this section, please attach:

- evidence of the taxable value for the parcel(s) to be purchased
- a copy of the binding option to purchase or offer to purchase.
- a copy of a resolution from the purchaser’s governing body indicating that the purchase will go forward should sufficient assistance be awarded
- evidence of the purchaser’s ability to pay
- evidence that basic due diligence on the site has been completed

C. Public Infrastructure

This section refers only to a) infrastructure owned and operated by a governmental entity or a 501c3 nonprofit corporation and b) infrastructure that serves the site but is not onsite. Funds under this section may be requested if the Applicant either owns the property or has a binding option to purchase for a period of five years beyond the award date of the grant.

Please complete the table below if applicable.

| | AMT REQUESTED | LOCAL/OTHER | TOTAL |
|---|---------------|-------------|-------|
| Water/Sewer Engineering Reports | | | |
| Road/Highway Assessment/Planning | | | |
| Gas/Electric Infrastructure Assessment/Planning | | | |

| | | | |
|---|--|--|--|
| Water system upgrades | | | |
| Wastewater system upgrades | | | |
| Stormwater system upgrades | | | |
| Road upgrades | | | |
| Bridge upgrades | | | |
| Highway upgrades | | | |
| Electric upgrades | | | |
| Gas upgrades | | | |
| Water system installation/construction | | | |
| Wastewater system installation/construction | | | |
| Stormwater system installation/construction | | | |
| Road installation/construction | | | |
| Bridge installation/construction | | | |
| Highway installation/construction | | | |
| Electric installation/construction | | | |
| Gas installation/construction | | | |
| TOTAL | | | |

Please list the governmental and/or nonprofit corporations who will own and operate each of these pieces of infrastructure (TEXT BOX)

Please explain how and why these pieces of infrastructure are necessary to serve a major manufacturing client at the site (TEXT BOX)

Please attach evidence of the infrastructure owner and operator's ability and willingness to serve the site and the source of funds that are in the LOCAL/OTHER column in the table above.

D. Onsite Preparation

Funds requested in this session will only be granted if the Applicant owns the land on which the preparation is to be done or if the Applicant will purchase the land with funds provided under 6B above. If awarded, no funds will be released until the site has been purchased free and clear.

If applicable, please complete the table below. All these expenses should be for onsite work only.

| | AMT REQUESTED | LOCAL/OTHER | TOTAL |
|--------------------|---------------|-------------|-------|
| Water Service | | | |
| Wastewater Service | | | |
| Stormwater Service | | | |
| Road Service | | | |
| Site Clearing | | | |
| Site Grading | | | |
| Other (explain) | | | |
| Other (explain) | | | |
| TOTAL | | | |

E. Total Amount Requested

| Category | Amount Requested |
|-----------------------|------------------|
| Due Diligence | |
| Site Acquisition | |
| Public Infrastructure | |
| Onsite Preparation | |
| TOTAL | |

F. Imminent Project Needs

The amount requested may exceed the \$20,000,000 cap if there is a major manufacturing project seeking to locate at the site. If this is the case, please provide letters attesting to the imminency and the need from:

- The chair of the Board of Directors (or equivalent) of the Applicant
- The President/CEO of the Economic Development Partnership of North Carolina
- The Secretary of the North Carolina Department of Commerce

Also, please attach a copy of an agreement between the Applicant and the major manufacturing project detailing the economic development goals that the project pledges to meet and a commitment by the project to compensate the Applicant and EDPNC for a fair share of the grant funds spent on the site.

Section 7: Timeline

The Applicant shall provide a timeline with appropriate detail for the use of the funds.

Section 8: Conflict of Interest

The Applicant shall provide a copy of its conflict-of-interest policy (or policies, if the Applicant is a local government partnership).

Section 9: Agreement and Certification

By signing this application, the Applicant certifies that all of the information contained herein is true and correct. The Applicant certifies that any funds granted will be used for public purposes only. The Applicant further acknowledges that if any of the information contained herein becomes incorrect, the Applicant has a continuing duty to supplement this application. If this application is from a partnership, a representative of each partner must sign the application.

Section 10: Required Attachments

1. Site Ownership/Control Document required under section 2
2. JLL submission as required under section 4
3. List of Board of Directors (or governing body) of the Applicant and each partner
4. Copy of the IRS determination letter for 501c3 organizations
5. Most recent audited financial statements from the Applicant
6. List of key staff who will be working on the project
7. Any paid invoices for expenses for due diligence purposes submitted for reimbursement would otherwise be eligible and were incurred after May 1, 2023.
8. Required attachments for site acquisition as described in Section 6B
9. Required attachments for public infrastructure as described in Section 6C
10. Required letters attesting to the imminent need for funds due to a major manufacturing employer's desire to locate on the site as described in Section 6F
11. A detailed timeline for the use of the funds
12. Copy (copies) of the Applicant's conflict of interest policy