

# North Carolina Product Development Resources



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

ElectriCities Site  
Assist

Duke Energy Site  
Readiness

ElectriCities  
Smart Sites

NC Commerce Utility  
Account

NC Electric  
Cooperatives  
Cooperative Ready  
Sites

ElectriCities  
Smart Sites

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.						
	<b>SITE Program - Identification</b> - Site Identification	Any eligible entity.	None	GL pays the consultants	<a href="#">Application Guidelines</a>	Spring and Fall - Annually
	<b>SITE Program - Due Diligence</b> - Funding to complete eligible due diligence	Eligible entity. Public ownership or control of site.	None OR 15% of the funding for certain counties	\$50,000 suggested max in funding	<a href="#">Application Guidelines</a>	Spring and Fall - Annually
	<b>SITE Program - Development</b> - Funding for public infrastructure, clearing, grading, environmental remediation	Eligible entity. Completed due diligence. Publicly controlled sites-public infra. only. Publicly owned sites-all services.	None OR 15% of the funding for certain counties	\$1.5M max in funding	<a href="#">Application Guidelines</a>	Spring and Fall - Annually
	<b>NC Certified Sites</b> - Site Certification, Re-Certification every two years	Satisfactory documentation for all 31 program criteria	N/A	N/A	<a href="#">Program Information</a>	Six submission deadlines annually
	<b>Utility Account</b> – 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	<a href="#">Application Guidelines</a>	Rolling
	<b>Site Readiness Program</b> - Site Development Strategy	Sites served by Duke Energy	None	Duke Energy pays the consultant.	<b>Contact</b> <a href="#">Andrew Tate</a> , NC Director/North Region	Rolling
	<b>Smart Sites</b> - Site Certification including due diligence and planning	Sites served by Electricities members	None	Electricities pays the consultants	<b>Contact</b> <a href="#">Carl Rees</a> , Economic Development Manager	April - Annually
	<b>Site Assist</b> - Site Identification	Sites served by Electricities members	None	Electricities pays the consultants	<a href="#">Program Information</a>	Rolling
	<b>Cooperative Ready Sites</b> - Site Certification including due diligence and planning, Site Identification	Sites served by NC Electric Cooperative members	None	NC Electric Cooperatives pays the consultants	<b>Contact</b> <a href="#">Ryan Nance</a> , Director, Economic Development	April - Annually
	<b>NC Electric Cooperatives/USDA Loan</b> - 0% loan for site dev. & spec buildings	Local EMC approval	20%	\$2M	<a href="#">USDA Information</a>	Rolling
	<b>Build Ready Sites</b> - Site, building, and infrastructure development	≤0.5 mile from rail, ability to serve, 50+ acres, infra. and environmental requirements	40%	Lesser of \$500,000 (\$750,000 on NCRR corridor) or 60% of project cost	<a href="#">Program Information</a>	July - Annually