

SEEDS

Site Evaluation and Economic
Development Strategy Act

10.16.2023



What is SEEDS?

The **Site Evaluation and Economic Development Strategy (SEEDS) Act** creates a grant program to accelerate the development of new economic development sites across the state.

SEEDS is a key piece of Governor Ivey's Game Plan package to fortify economic development in Alabama.



What does SEEDS do?

The SEEDS program authorizes the State Industrial Development Authority (SIDA) to award site assessment and site development grants to local economic development organizations.



Local Economic Development Organization - Any organization that is determined by the authority to meet both of the following criteria:

1. An Alabama entity not operating for profit, including, but not limited to, a municipality, county, industrial development board, industrial development authority, chamber of commerce, or some other foundation or nonprofit organization charged with improving a community or region of the state.
2. The organization has a record of supporting or otherwise participating in economic development in some part of the state.

Why is SEEDS important?

The SEEDS Act addresses an urgent strategic need for the state — the speedy development of quality industrial sites.

With new industry-ready sites, Alabama will be better prepared to compete for projects.



A group of approximately 20 construction workers, both men and women, are standing in a line on a construction site. They are wearing high-visibility yellow safety vests over various work clothes and are holding white hard hats. Some workers have their arms raised in a celebratory gesture. In the background, a large, complex steel structure is under construction, with several tall cranes visible against a clear blue sky. A green utility vehicle is parked on the left side of the frame. The entire scene is overlaid with a semi-transparent dark blue filter, and the text is centered in large, white, bold font.

**This could be a
game changer for
your community.**

Key dates to remember as SEEDS launches:

Application portal for SEEDS grants opens **Oct. 16, 2023**

Application deadline: **Dec. 15, 2023**

SIDA meets to approve SEEDS grants — **February/March 2024**

SIDA has a trusted partner to accelerate site development under the SEEDS program

SIDA contracted with EDPA to administer the SEEDS Grants Program

Funding comes from the Alabama Site Development Fund

Legislature appropriated \$40 million to SIDA

SEEDS includes match requirements for both **Site Assessment** and **Site Development Grants**.

Match is based on county population (4 tiers)

Local match must be funds to be used for the scope of the work requested in the grant application

Local economic development organization must include resolution that provides for the match with the application

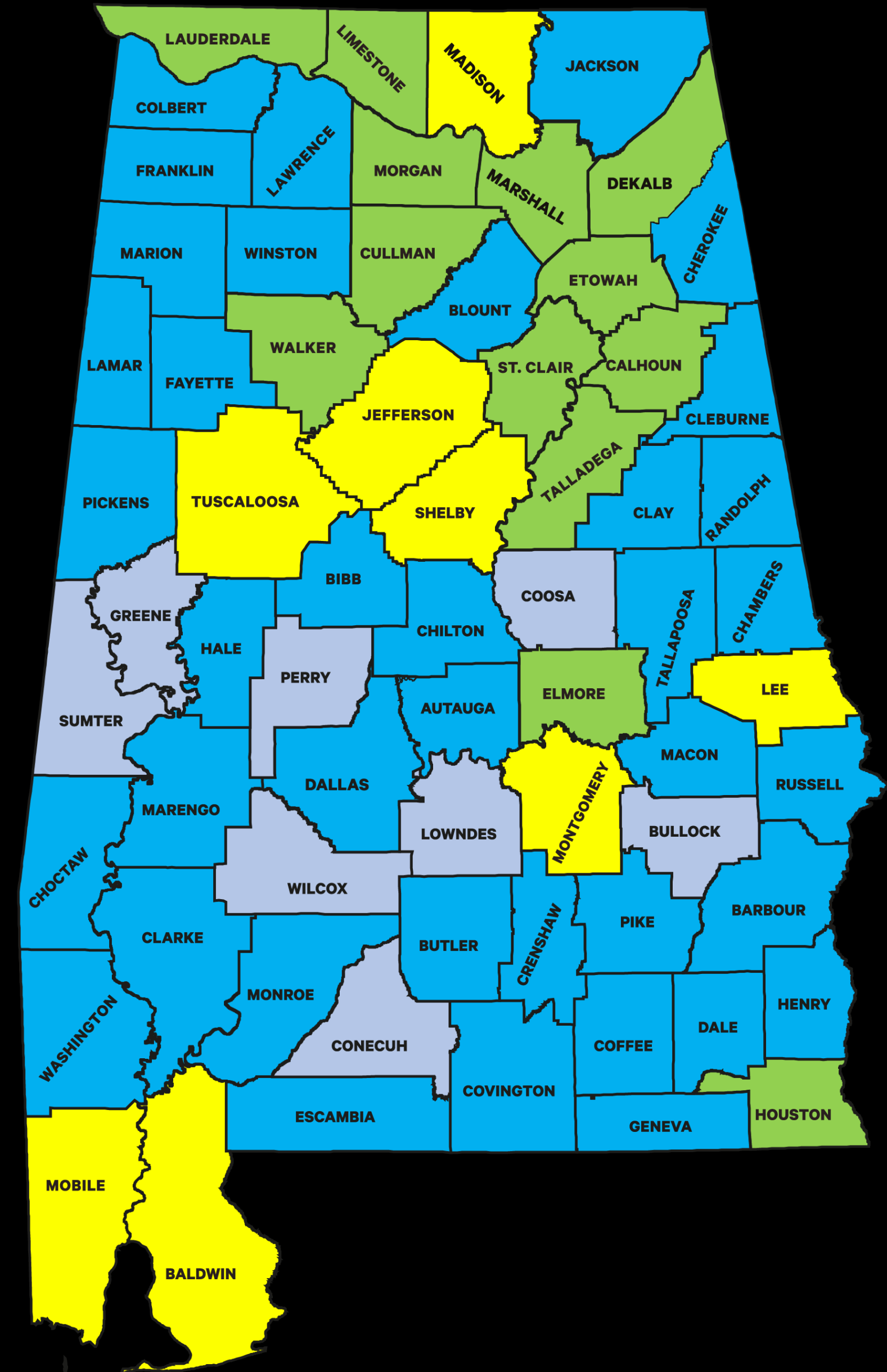
Here's a breakdown of the tiered matching formula.

\$0.25 for every \$1.00
Population less than 12,000

\$0.50 for every \$1.00
Population: 12,000-59,999

\$0.75 for every \$1.00
Population: 60,000-149,999

\$1.00 for every \$1.00
Population: 150,000 or greater



Match may **NOT** include:

Local funds previously spent on the site

In-kind services

Any other state funds

Federal grants that have been applied for or will be applied for –to include a federal grant as match, it must have been awarded

Site Assessment Grants

Site must be at least 50 acres

Use: Site assessments/due diligence studies (Examples: site surveys, geotechnical report, Phase I/Phase II, wetlands assessment, planning/cost/timeline for sewer or water)

Local economic development organization must own the site or have exclusive option to purchase the site (at least 2-year option preferred)

Site Assessment Grants

(continued...)

Must provide 2 proposals for services

One application per local economic development organization per application cycle; however, more than one study/assessment may be requested in application

Any previously completed assessments that are current must be submitted with the application

Site Development Grants

Site must be at least 75 contiguous acres

Grants may be used for

- Site acquisition
- Site work, infrastructure improvements, utility connections, etc.

Site Development Grants

(continued...)

Applications to purchase property

- Local economic development organization must have an exclusive option
- All due diligence studies/assessments must be completed and submitted with the application
- Application must also include appraisal, option agreement with price, settlement agreement and resolution from local economic development organization to purchase the site

Site Development Grants

(continued...)

All other applications (site grading, transportation improvements, wetland mitigation, infrastructure improvements, etc.)

- Local economic development organization must own the site
- All assessments/studies must have been completed and submitted with application
- Must provide at least two bids

Eligible use of sites receiving SEEDS grants must align with targeted business sectors outlined in **Accelerate Alabama 2.0**

- Aerospace/Defense
- Agricultural Products/Food Production
- Automotive
- Bioscience
- Chemicals
- Metals & Advanced Materials



How are SEEDS grant applications evaluated?

- Market Potential
- Development Potential
- Community Support Potential



What happens after you're approved for a grant?

Approved applicants must enter into a contract with SIDA

Grant recipient required to submit invoices to EDPA, which will review and forward to SIDA for payment

Recipient must be registered with the State's accounting system

The state's portion will be paid to the local economic development organization via electronic transfer

Development Grants to purchase property will be paid no earlier than 30 days prior to the closing date

There are compliance and reporting requirements for those receiving SEEDS grants.

Compliance forms will be developed

Quarterly project status report must be submitted until the work is complete

Final report highlighting the outcome of the completed work must be submitted

Local economic development organizations receiving Site Development Grants will be required to complete an annual update on project activity and any other relevant information until the site is sold or a project locates on the site

Applications and Online Portal



Site Assessment



Site Development

Overview

SEEDS: Site Evaluation Economic Development Strategy) is a matching grant program and governed by the State Industrial Development Authority.

Important Dates

October 16, 2023: Applications Open

December 15, 2023: Applications Close

For more information, please contact Greg Blalock at gblalock@edpa.org.

What are the population requirements and how do they apply to the match?

Helpful Contact Information and Links

On-line Application Questions

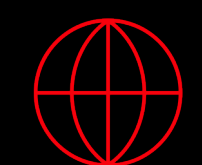
Greg Blalock, EDPA gblalock@edpa.org

Application Process Questions

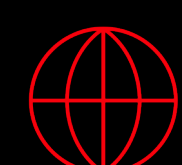
Ted Clem, Commerce Ted.Clem@commerce.alabama.gov

Contract/Legal Questions

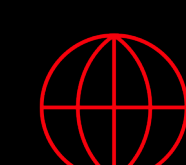
Erika McKay, Commerce/SIDA Erika.McKay@commerce.alabama.gov



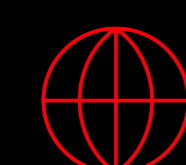
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