

SITE DEVELOPMENT PROGRAM

Identifying, preparing, and marketing development-ready sites for a more economically competitive region

A Louisiana Economic Development Certified Site is a development-ready site that has completed a rigorous review process to answer as many development questions as possible. The program is designed to assess specific site details for compliance and authenticity. All certified sites are 180-day development-ready which provides the added benefit of helping keep clients' construction on schedule.



BENEFITS OF SITE CERTIFICATION

1 Cost Benefits

- 75% of eligible engineering and due diligence costs are reimbursed by the state through LED's Economic Development Site Readiness Program.
- 25% of the remaining cost is shared between One Acadiana, local partners, and the landowner.

2 Faster Path to Development

- Certification shortens the time from the initial Request for Information (RFI) to construction by completing key due diligence before a company begins its site search.
- Known site conditions such as zoning, title, soils, and environmental status are documented upfront, reducing delays once a prospect shows interest.
- By addressing potential constraints early, certified sites allow developers to move forward with greater confidence and stay on schedule.

3 Accelerate Site Readiness

- Certification signals that a site is development-ready and has completed key due diligence required by site selectors.
- During due diligence the following is completed:
 - Field work
 - Cultural Resources survey
 - Environmental Site Assessment (ESA)
 - Preliminary Geotechnical Site survey
 - Wetland Delineation survey
 - Title and deed research
 - Property bound and mapping
 - Utility mapping and coordination
 - Site mapping
 - Completion of certification application and exhibits

4 Reduce Risk & Enhance Transparency

- Environmental, engineering, title, and zoning information is documented upfront.
- Potential constraints are identified early, helping avoid delays later in the development process.

5 Statewide Visibility & Marketability

- Certified sites are listed in Louisiana Economic Development's Site Selection Center database.
- In response to RFIs, certified sites are prioritized and often submitted first providing exposure to national and international site selectors evaluating Louisiana locations.
- Certified status helps sites rise to the top in competitive site selection processes.

