

OK Site Certification Program Project Must/Want Checklist

Warehouse / Distribution Park

SITE NAME: _____

SITE ADDRESS: _____

A Must Checklist for designation as an *Oklahoma “Certified Site”* is provided on the following page. The project Must criteria reflect what a company or site location consultant’s minimum requirements would be to consider the site (community) as a finalist location. A candidate site is required to meet all of the Must criteria. If the site does not meet any one of the following Must criteria it will *not* receive the distinction of being named a *“Certified Site.”*

Please check the box next to each MUST *if the site meets the criteria specified*. If your site does *not* meet any one of the criteria it will not be designated as a *“Certified Site.”* Please review this checklist before mailing the package to the evaluation team.

Please note: If all must criteria are not met, participation in the program is still encouraged.

The “Certified Site” designation is only one goal of the program. The value that a community will receive by working through the process will be directly realized in the following ways:

1. Determine what information is required and plan to submit the site in the next round of the program.
2. Submit now under another development type where program MUSTS are met.
3. **Research** – The information required to complete the questionnaire will create a database of knowledge for the specific site and the community to be applied to related marketing efforts.

Various other indirect benefits will be realized by working with the various local, regional, and state organizations associated with this program.

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		<u>Item</u>	<u>Attachment Required</u>
YES	NO	Site must be a minimum of 50 developable contiguous acres, and configured to support the site development plan	YES
YES	NO	Site must be within 5 miles, via truck route, of an Interstate or limited access, 4-lane improved highway system.	YES
YES	NO	Site must be properly zoned for a warehouse/distribution facility or a letter of commitment to rezone it appropriately must accompany the application	YES
YES	NO	The 50 developable acres of the property must be located in an area determined to be outside the FEMA 100-year flood plain.	YES
YES	NO	The 50 developable acres of the property must be free of wetlands, protected species or other environmental issues (or have plan of mitigation achievable within 180 days).	NO
YES	NO	Electrical, natural gas, water and sewer utility services must be properly sized and have appropriate capacity to service project or evidence should be submitted that demonstrates that the site can be adequately serviced.	YES
YES	NO	Site must have access to a fiber optic line or equivalent service for servicing the site within 180 days	YES

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Wants or Desirables (Warehouse / Distribution Park)

For sites that meet the “Must” requirements, also included are the relative rankings of the “Want” factors for this development type. The want factors will be used to evaluate the competitiveness of a site that meets all of the “Must” factors. These factors give you a guide to what is most important to a company of this development type in evaluating a location. The highest ranked “Want” is most important i.e. a 10 “Want” Factor is more important than a 9 “Want Factor, etc.

Wt. Factor/Subfactor

- 10 Quality Transportation Access
 - 9 Favorable Site Characteristics
 - 6 Quality, Trainable Work Force
 - 5 Competitive Recurring Costs
 - 4 Competitive Investment Costs
 - 3 Ability to attract & retain professional & technical employees
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