

Site Readiness

February 24, 2026

Emily Rhodes

Senior Economic Advisor, Sites

Emily.Rhodes@illinois.gov



Illinois
Department of Commerce
& Economic Opportunity

JB Pritzker, Governor

DCEO Site Readiness

Site readiness includes both the *documented information and the capital infrastructure* needed to attract industrial development across the state. DCEO advances site readiness in Illinois' through:

1. Regional Site Readiness Program 2.0



Regional Site Readiness Program

PLANNING

CAPITAL READY

Overview:	Due diligence or studies to better understand site development potential	Infrastructure improvements and capital investments to make sites ready to develop
Funding available:	Up to \$150,000	Up to \$5,000,000
Allowable activities include but not limited to:	Site concept plans; engineering studies; environmental studies; permitting; acquisition preparation	<u>Bondable Capital Improvements -</u> Land acquisition; Infrastructure expenses; Land preparation & Environmental remediation (when done as part of larger project)



Who is applying // types of sites that are eligible

1. Entity Type

- Local governments
- Economic development organizations
- Nonprofit organizations
- For-profit organizations
- Private landowner

2. Project Site

- Over 25 - 50 acres
- Zoned agricultural or industrial
- Must not be currently occupied by an active business
- Must demonstrate intention to lease or sell property for development
- Must demonstrate site control



Project Types – PLANNING

The Regional Site Readiness Program Planning funds may be used for, but not limited to, the following activities:

- Site concept plans
- Engineering studies – including design and pricing of
 - Utility infrastructure
 - Water infrastructure
 - Transportation infrastructure
- Environmental studies
 - Phase I Environmental Site Assessment
 - Phase II Environmental Site Assessment
 - Wetland delineation
 - Archeological surveys
 - Historical properties studies/surveys
 - Floodplain, soils, threatened and endangered species analysis
 - Topographic survey
 - Preliminary geotechnical study
- Regional Site Prioritization Reports to be completed by regional economic development organizations



Project Types – CAPITAL READY

The Regional Site Readiness Program Capital Ready funds may be used for, but not limited to, the following activities:

- Land acquisition and related expenses
 - Appraisal, surveying, real estate, and legal fees
 - Title transfer taxes
- Land preparation, if done as part of a larger grant funded, bondable project
 - Clearing, grading, drainage
- Infrastructure expenses
 - Utility construction
 - Roadway construction
 - Water and sewer construction
 - Rail access
- Environmental remediation, if done as part of a larger grant funded, bondable project

Expenditures related to Buildings, Additions, or Structures are not eligible under this Notice of Funding Opportunity.



DCEO Site Readiness

Site readiness includes both the *documented information and the capital infrastructure* needed to attract industrial development across the state. DCEO advances site readiness in Illinois' through:

1. Regional Site Readiness Program
2. Illinois' 2024 Economic Growth Plan



Open for Business

Illinois' 2024 Economic Growth Plan



Site Readiness The State will invest in a competitive slate of sites primed for development in communities across Illinois. This will be accomplished through strategic partnerships and building upon grant programs and available incentives.



Illinois
Department of Commerce
& Economic Opportunity
JB Pritzker, Governor



Illinois
Department of Commerce
& Economic Opportunity
JB Pritzker, Governor

DCEO Site Readiness

Site readiness includes both the *documented information and the capital infrastructure* needed to attract industrial development across the state.

DCEO advances site readiness in Illinois' through:

1. Regional Site Readiness Program
2. Illinois' 2024 Economic Growth Plan
3. **Strong partnerships**



New Mexico's

Site Readiness Program

Building a Competitive, Clean Energy-Ready
Economy Through Strategic Site Development

NM Energy, Minerals & Natural Resources Dept. (EMNRD)
Presented to NASEO Energy-Based Economic Development Working Group
February 2026



NEW MEXICO

Land of Enchantment

Land of Clean Energy

NEW MEXICO: THE CLEAN ENERGY OPPORTUNITY

#4,5,6

**Wind, Solar, Geothermal
Potential**

in the nation

100%

Zero-Carbon Grid

target by 2045 (ETA)

47

Sites Evaluated

in first year of program
+
5 sites officially designated

\$24M

Site Readiness Fund

appropriated by legislature

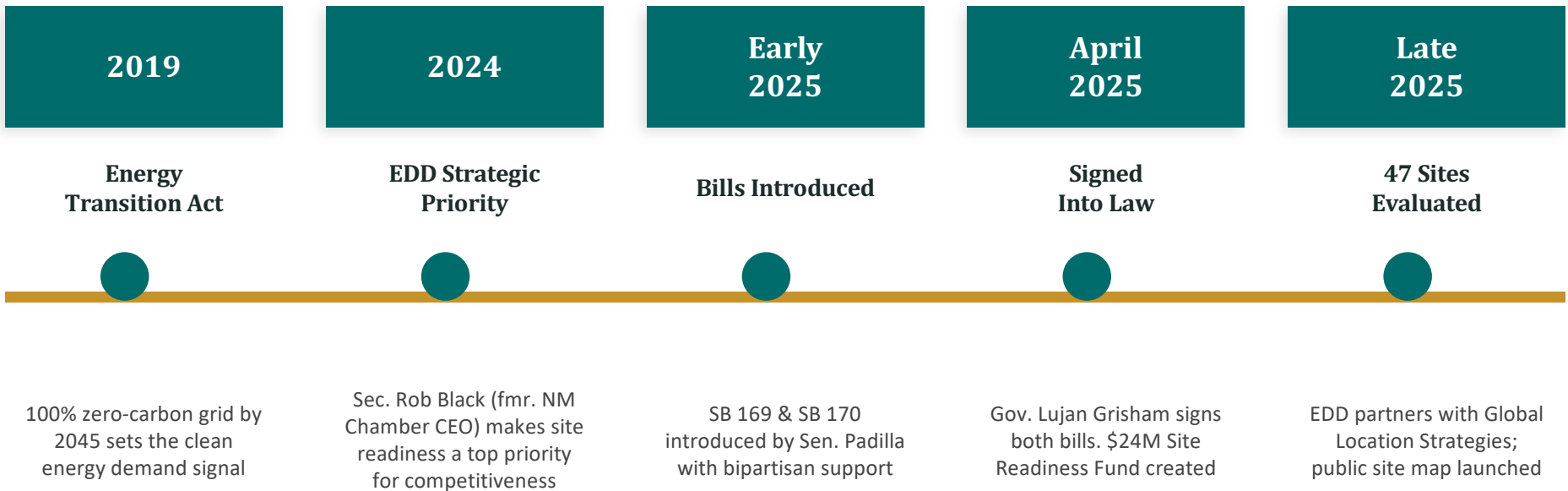
Why New Mexico?

New Mexico sits at the intersection of extraordinary clean energy resources, strategic geography, and a policy environment designed to attract the next generation of industrial investment. The Energy Transition Act (100% zero-carbon by 2045), abundant solar and wind resources, two National Laboratories, proximity to major trade ports, and an energy workforce make it a compelling destination. Competitiveness requires sites that are ready to build on.

Target Industries for Site Readiness:

- Clean energy manufacturing (solar, wind, batteries)
- Semiconductor & CHIPS Act supply chain
- Data centers & AI infrastructure
- Advanced manufacturing & logistics
- Other energy transition (fusion, SMR, supply chains)

HOW SITE READINESS DEVELOPED: THE POLICY JOURNEY



Key Insight: Site readiness emerged from a confluence of private sector demand, policy ambition, and competitive urgency — not just a single legislative push. The Energy Transition Act created the clean energy demand signal; EDD's new leadership brought private sector urgency; EMNRD's energy expertise and federal partnerships provided the technical backbone.

THE LEGISLATIVE FRAMEWORK: TWO COMPANION BILLS

SB 169

Strategic Economic Development Site Readiness Act

What it does:

Authorizes EDD to work with communities, Tribes, and property owners to identify, analyze, and characterize potential development sites statewide.

Strategic Site Advisory Committee:

Multi-stakeholder panel with expertise in law, architecture, planning, utilities, transportation, and economic development to grade and certify sites.

Pre-development eligibility:

Certified sites qualify for infrastructure work — surveying, planning, environmental assessment, roadways, utilities, site prep, environmental remediation.

Site Readiness Fund: \$24M appropriation for grants and loans.

SB 170

Utility Pre-Deployment Act

What it does:

Speeds up the regulatory process for utility infrastructure deployment at strategic economic development sites.

PRC Expedited Review:

Creates an accelerated regulatory pathway through the Public Regulation Commission for certified sites — reducing time-to-power for industrial development.

Rural Electric Co-ops:

Allows rural electric cooperatives to access low-interest loans from the Public Projects Revolving Fund (NMFA) to pre-deploy infrastructure to strategic sites.

Why it matters: Power certainty = site competitiveness. Companies decide in weeks.

EMNRD'S ROLE: THE ENERGY INTELLIGENCE LAYER

EMNRD as DOE State Energy Office

EMNRD's Energy Conservation & Management Division (ECAM) serves as New Mexico's designated State Energy Office — the technical energy arm of state government.

In the site readiness context, EMNRD provides:

- Energy resource assessment and grid capacity analysis for candidate sites with NM Renewable Energy Transmission Authority (NM RETA)
- DOE co-application support as a State Energy Financing Institution (SEFI)
- Federal program coordination: IRA, BIL, State Energy Program
- Clean energy technology guidance for industrial investment attraction
- Comprehensive Energy Transition Strategy (CETS) — the strategic roadmap informing long-term site and infrastructure planning.

EMNRD + EDD: Complementary Roles

EDD leads:

Site identification, certification process, business recruitment, site map, and the Strategic Site Advisory Committee

EMNRD leads:

Energy infrastructure readiness, grid interconnection guidance, federal clean energy program alignment, DOE LPO co-financing, and the Comprehensive Energy Transition Strategy

Joint coordination with:

NM Finance Authority (NMFA) • NM Environment Dept (NMED) • Governor's Office • US Climate Alliance • National Labs (Sandia, LANL) + NM Economic Development Dept + NM RETA

Together, EDD + EMNRD ensure that "site ready" also means "energy ready."

PROGRAM IN ACTION: FIRST-YEAR RESULTS

47

Sites Evaluated

EDD partnered with Global Location Strategies (GLS) to evaluate and 'characterize' 47 sites statewide. Working closely with local governments and tribal communities.

Several sites already identified as immediately or near-term competitive for industrial investment.

12+

Sites in Pipeline

12 additional sites already submitted for the next round of evaluations, scheduled to begin February 2026.

Submissions can be made online at edd.newmexico.gov/site-submit. The pipeline is growing.







GIS

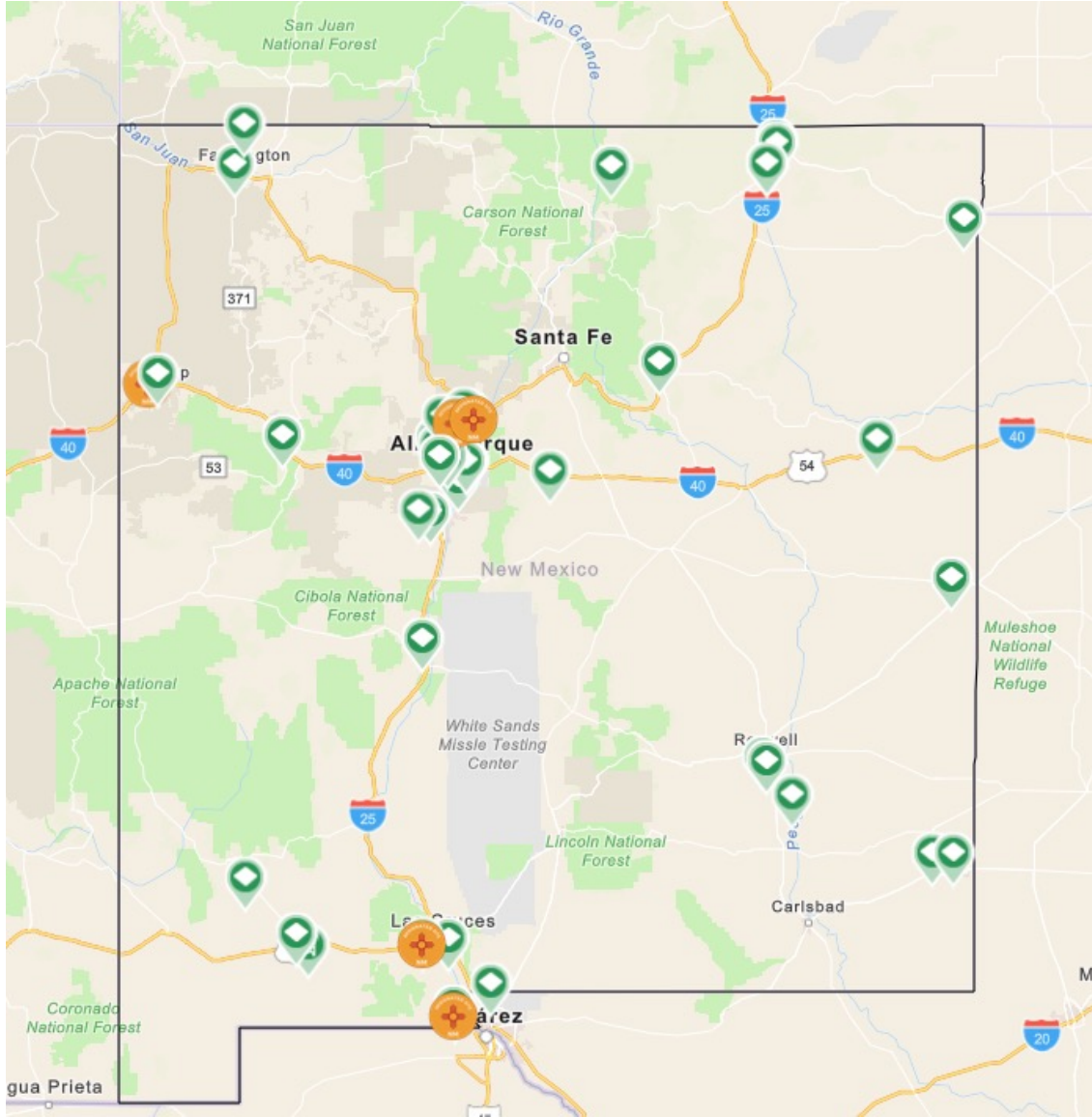
Public Site Map Launched

EDD contracted GIS WebTech to develop a public site-readiness map.

Companies, site selectors, and community partners can now explore evaluated sites and understand development opportunities across the state.

Example Sites in Focus: Las Cruces Innovation & Industrial Park (certified, shovel-ready) • Santa Teresa / Westpark Logistics Center (near-border, Asia-US logistics) • Roswell Intl. Air Center (aerospace, advanced manufacturing) • Sandoval County (space & rocket, data centers)

	<p>City Center 3200 Civic Center Circle NE, Rio Rancho, Sandoval County, New Mexico, 87144</p> <p>43-43 ACRES</p> <p>10 MI. 32 MI.</p> <p>Designated Site</p>
	<p>Las Cruces Innovation and Industrial Park I-10 and Crawford Blvd., Las Cruces, Dona Ana County, New Mexico, 88007</p> <p>333-333 ACRES</p> <p>FED OPP ZONE 1.8 MI.</p> <p>Designated Site</p>
	<p>Gallup Energy Logistics Park (GELP) Gallup, McKinley County, New Mexico, 87305</p> <p>2,500-2,500 ACRES</p> <p>FED OPP ZONE 6.0 MI.</p> <p>Designated Site</p>
	<p>Tamaya Ventures Site 5 Bernalillo, Sandoval County, New Mexico, 87004</p> <p>35-35 ACRES</p> <p>2.7 MI. 25 MI.</p> <p>Designated Site</p>
	<p>Raton I-25 Frontage Road Raton, Colfax County, New Mexico, 87741</p> <p>207-207 ACRES</p> <p>FED OPP ZONE 0.4 MI. 231 MI.</p> <p>Featured</p>
	<p>Quail Ranch Rio Rancho, Bernalillo County, New Mexico, 87104</p>



What's Next for NM Site Readiness

- Round 2 site evaluations begin now, February 2026 — 12+ sites in queue
- Site certification program expanding with formal scoring rubric
- Clean energy overlay: energy readiness data added to site profiles
- Pursuing federal alignment with the DOE in geothermal, nuclear, grid tech
- Strengthening Tribal and rural community site pathways
- CETS Phase II DETECT informing long-term energy infrastructure at sites

The Opportunity for Peers

New Mexico's model offers a replicable framework:

Pair your State Energy Office's federal funding access and technical expertise with your Economic Development agency's site selection and business recruitment capabilities. Designate a Clean Energy Concierge.

Energy readiness = Site competitiveness.

WHAT STATE ENERGY OFFICES BRING TO SITE READINESS

NM's model shows how State Energy Offices unlock value that Economic Development agencies alone cannot provide:

01

Federal Program Translation and State Investment

EMNRD translates IRA, BIL, and DOE programs into actionable site investment. EMNRD's SEFI role unlocks DOE LPO co-financing for sites that cannot access federal capital alone. The NM State Investment Council is informed for their own investments.

02

Energy Infrastructure Planning

Grid capacity, transmission access, and utility readiness are make-or-break for clean energy manufacturers. EMNRD can provide energy-specific due diligence (and fast permitting) that EDD lacks.

03

Long-Range Strategic Alignment

EMNRD's Comprehensive Energy Transition Strategy (CETS) ensures site investments align with 10-, 20-, and 30-year energy infrastructure scenarios — reducing stranded asset risk.

04

Clean Energy Market Intelligence

EMNRD matches industries that are actively site-selecting — solar module, turbine, and transformer manufacturing, battery storage, electrolyzers, data centers — and can help EDD colleagues target recruitment and co-location accordingly.

05

Tribal & Rural Equity

EMNRD and EDD both prioritize tribal communities and rural areas in site evaluation. Energy access is often the key barrier — and the NM Energy Department can directly support planning in G2G efforts.

06

Carbon & Sustainability Signals

Corporate site selectors increasingly require sustainability data. Our CETS DETECT platform can provide GHG baseline data, renewable energy availability metrics, and input data for carbon credit potential as part of site packages.