SITE CONSIDERATIONS FOR THE RURAL ECONOMIC DEVELOPMENT MODEL

Developed by the Indiana Economic Development Association's Rural Economic Development Affinity Group - a partnership with the Indiana State Department of Agriculture, Purdue Center for Regional Development, Indiana Farm Bureau, Indiana Corn Marketing Council/Indiana Soybean Alliance, Indiana Office of Community and Rural Affairs, and the Indiana Economic Development Association

Agriculture and ag-based business might require a different infrastructure footprint than other industry. Water, waste-water capacity, road surface and capacity, rail service, bridge width and structure might all be unique, depending on the agribusiness targets for a community and region. Connecting infrastructure requirements to a community's ag-based economic development targets up front will be critical. Relying on available resources can be a significant advantage.

The planning and identification of specific industry needs should come together in each community with the development of sites that meet the unique needs for the ag industry targets. Knowing how an "ag park" has different specifications from a typical industrial park will be critical and working with local elected officials and leaders to differentiate the community and develop sites that are "shovel ready" for the targeted ag businesses will position communities to succeed.

Development of an appropriate site should be the culmination of the research and prioritization of assets, the facilitation of appropriate policies, the leveraging of existing resources and the implementation of infrastructure plans.

We need to stop thinking about farmland and crops as commodities, and look at them as raw material for value-added processing. Any land-use and zoning discussion needs to occur early in the process to ensure the use is compatible with the community's land use plan, that the environment is right and that the project is socially acceptable. The development of a food processing facility needs to be broken down to include a discussion on the quantity, quality and content of the process for all infrastructure needs.

Food processing site and facility needs will vary, dependent on the type of input and processing, such as:

- Dairy
- Grain
- Meat
- Produce
- Poultry
- Other

SITE CONSIDERATIONS FOR FOOD PROCESSING

SITE REQUIREMENTS

Existing facility

- Food grade
- USDA clean environment
- Review by regulatory agencies

Bare land

- Developable land
  - USDA clean environment
- Shovel-ready site
  - Utilities in place
  - Environmental permits obtained
- Fast track site
  - Utilities in place
  - Environmental needed

Future development in the area

- Existing food processing facilities may limit which other types of industry can be in close proximity

LAND USE/ZONING

Land use - local

- Compatible with community's plan
- Compatible with community's target sectors

Zoning - local

- Acceptable use
  - No additional permits required
- Special use permit
- Access to the facility's raw material
  - Confined feeding operations

LOCATION

- Proximity to raw material
- Proximity to markets

LOGISTICS
- Highway access (two-lane/four-lane/interstate)
- Rail service
- Air service
- Ports
- Motor carrier services

UTILITIES

Electric power
- Capacity
- Reliability
- Redundancy
- Location of substations
- Cost

Natural gas
- Availability
- Size of pipeline
- Cost

Water supply
- Process water versus domestic use
- Volume per minute
- Treatment capacity
- Cost

Wastewater
- Treatment capacity
- Distance to treatment
- Size of pipeline
- Location of lift stations
- Cost and surcharges
- Quality
  - Basic oxygen demand (BOD)
  - Total suspended solids
  - Nutrient loading *(e.g., nitrogen phosphorus compounds)*

TELECOMMUNICATIONS
- Land lines
- Mobile service
- Broadband/high-speed Internet/fiber

PERMITTING
- Air quality
- Soil
- Water
- Wastewater and discharge
- Environmental
- Geotechnical compatibility
- Construction and occupancy
- USDA standards
- Costs for all permits