

**State of Illinois Uniform Notice of Funding Opportunity (NOFO)**  
**Summary Information**

Awarding Agency Name	Commerce And Econ Opp
Agency Contact	Emily Rhodes (CEO.Sites@Illinois.gov)
Announcement Type	Initial
Type of Assistance Instrument	Grant
Funding Opportunity Number	FY26-4
Funding Opportunity Title	Illinois Regional Site Readiness Program
CSFA Number	420-35-3429
CSFA Popular Name	Regional Site Readiness
Anticipated Number of Awards	1
Estimated Total Program Funding	\$143,139
Award Range	Not Applicable
Source of Funding	State
Cost Sharing or Matching Requirements	Yes
Indirect Costs Allowed	Yes
Restrictions on Indirect Costs	No
Posted Date	02/02/2026
Application Date Range	02/02/2026 - 03/04/2026 : 5:00 PM
Grant Application Link	Please select the entire address below and paste it into the browser... <a href="https://app.smartsheet.com/b/form/6de5a41565304d60a1ca9754e96f8c9b">https://app.smartsheet.com/b/form/6de5a41565304d60a1ca9754e96f8c9b</a>
Technical Assistance Session	No

# Agency-specific Content for the Notice of Funding Opportunity

## Industrial Site Readiness Planning in Jackson County NOFO ID: 3429-4226

For information about grants please visit:  
<https://dceo.illinois.gov/dceo-grants.html>

### A. Program Description

#### Notice of Funding Opportunity Intent

The Illinois Department of Commerce and Economic Opportunity (the “Department” or “DCEO”) is issuing this Notice of Funding Opportunity (“NOFO”) to support planning and due diligence activities in Jackson County to advance new industrial sites with **industrial and manufacturing economic development potential**.

#### Program Description

A grant provided through this opportunity will support site readiness due diligence and planning needed to prepare 87 acres of future industrial property to attract private investment to Jackson County and new job opportunities in industrial sectors.

#### Mandatory requirements:

- Minimum developable acreage: 87 acres
- Clear land title or options, right-of-way, and easements
- Eligible entities: Nonprofit Economic Development Organization serving Jackson County
- Current zoning: industrial or agricultural

#### Program History

This program builds on prior experience establishing the Regional Site Readiness Program through an open, competitive Notice of Funding Opportunity. The prior offerings were intended to improve Illinois' competitive edge by increasing the number of appropriate and attractive sites for industrial development and address barriers to preparing sites for competitive site selection opportunities.

#### Performance Goals and Measures

The intended outcome for this grant is to have planning and due diligence on a future industrial park in Jackson County to support industrial investment and new job opportunities in the manufacturing and industrial sectors.

The grantee will be required to document and report milestones achieved and other relevant outcomes of the grant including:

1. Project milestones, including completion
2. Dollar amount of investment leveraged

#### Other Information

N/A

### B. Funding Information

This grant program is utilizing state funds appropriated by Public Act 104-0003. Total amount of funding expected to be awarded through this NOFO is \$143,139. The Department expects to make one (1) award through this NOFO.

The period of performance is expected to be April 1, 2026 through March 31, 2027.

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Funds from this grant may be used for, but not limited to the following activities:

- Environmental studies
- Engineering studies
- Other necessary site readiness due diligence activities

All pre-award costs are incurred at the applicant's own risk and will not be funded if an award is not made. To be accepted, proof of services must meet the guidelines and requirements outlined within this NOFO, the Grant Accountability and Transparency Act, and 2 CFR 200 Uniform Administrative Requirements, Costs Principles, and Audit Requirements.

Grants will be awarded on a reimbursement basis.

This program requires match from the applicant (see section C.2 Cost Sharing or Matching). If approved, allowable match costs incurred from February 2, 2026 through the period of performance start date are allowed to be charged to the Grant as pre-award costs.

If approved, allowable grant costs incurred from the date of an approved Notice of State Award (NOSA) through the period of performance start date are allowed to be charged to the Grant.

Costs associated with the development of a grant proposal are not allowed.

**The release of this NOFO does not obligate the Department to make an award.**

## C. Eligibility Information

An entity must be registered in the Grant Accountability and Transparency Act (GATA) Grantee Portal, <https://grants.illinois.gov/portal/>, at the time of grant application. The portal will verify that the entity:

- Has a valid FEIN number (<https://www.irs.gov/businesses/small-businesses-self-employed/get-an-employer-identification-number>)
- Has a current SAM.gov registration (<https://sam.gov>). SAM.gov registrations must be marked as "public" to allow the GATA Grantee Portal to expedite the review of the federal information;
- Has a valid UEI number (<https://sam.gov>)
- Is not on the Federal Excluded Parties List (verified at <https://sam.gov>)
- Is in Good Standing with the Illinois Secretary of State, as applicable ([https://www.ilsos.gov/departments/business\\_services/corp.html](https://www.ilsos.gov/departments/business_services/corp.html))
- Is not on the Illinois Stop Payment list (verified once entity is registered in GATA Grantee Portal); and
- Is not on the Department of Healthcare and Family Services Provider Sanctions list (<https://www.illinois.gov/hfs/oig/Pages/SanctionsList.aspx>)

Entities on the Illinois Stop Payment List and/or the Federal Excluded Parties List at time of application submission will not be considered for an award.

An automated email notification to the entity alerts them of "qualified" status or informs how to remediate a negative verification (e.g., not in good standing with the Secretary of State). A federal Debarred and Suspended status cannot be remediated.

At this time, federal memo M-21-20 allows entities to apply for grant awards without a valid UEI number. The UEI number must be obtained prior to grant execution. The State of Illinois has adopted this guidance for the issuance of state awards also.

Pursuant to the policy of the Illinois Office of the Comptroller, to receive grant funds from the State of

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Illinois, a grantee must be considered a regarded entity by the IRS for federal income tax purposes. Disregarded entities will not be eligible to receive grant funds.

### **1. Eligible Applicants include:**

- Nonprofit Economic Development Organization
- Located in and serving Jackson County
- Must have 85+ acres of property under option for the purposes of industrial development

Applicants who do not meet this criteria are ineligible for this grant.

The Department complies with all applicable provisions of state and federal laws and regulations pertaining to nondiscrimination, sexual harassment and equal employment opportunity including, but not limited to: The Illinois Human Rights Act (775 ILCS 5/1-101 et seq.), The Public Works Employment Discrimination Act (775 ILCS 10/1 et seq.), The United States Civil Rights Act of 1964 (as amended) (42 USC 2000a-and 2000H-6), Section 504 of the Rehabilitation Act of 1973 (29 USC 794), The Americans with Disabilities Act of 1990 (42 USC 12101 et seq.), and The Age Discrimination Act (42 USC 6101 et seq.).

### **2. Cost Sharing or Matching.**

This grant opportunity requires a match of 20% of the **total project costs** to be funded by the grantee. These matching funds can come in the form of local municipal funds, federal funds, or private investment.

Applicants are required to submit letters or other documentation to verify that funds are available and committed to the project to meet cost-sharing requirements.

### **3. Indirect Cost Rate.**

In order to charge indirect costs to a grant, the applicant organization must have an annually negotiated indirect cost rate agreement (NICRA). There are three types of NICRAs:

- a) Federally Negotiated Rate. Organizations that receive direct federal funding, may have an indirect cost rate that was negotiated with the Federal Cognizant Agency. Illinois will accept the federally negotiated rate. The organization must provide a copy of the federally NICRA.
- b) State Negotiated Rate. The organization may negotiate an indirect cost rate with the State of Illinois if they do not have a Federally Negotiated Rate. If an organization has not previously established an indirect cost rate, an indirect cost rate proposal must be submitted through State of Illinois' centralized indirect cost rate system no later than three months after receipt of a Notice of State Award (NOSA). If an organization previously established an indirect cost rate, the organization must annually submit a new indirect cost proposal through CARS within six to nine months after the close of the grantee's fiscal year, depending on the grantee's audit type requirements.
- c) De Minimis Rate. An organization may elect a de minimis rate of 15% of modified total direct cost (MTDC). Once established, the De Minimis Rate may be used indefinitely. The State of Illinois must verify the calculation of the MTDC annually in order to accept the De Minimis Rate.

All grantees must complete an indirect cost rate negotiation or elect the De Minimis Rate to claim indirect costs. Indirect costs claimed without a negotiated rate or a De Minimis Rate election on record in the State of Illinois' centralized indirect cost rate system may be subject to disallowance.

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Grantees have discretion and can elect to waive payment for indirect costs. Grantees that elect to waive payments for indirect costs cannot be reimbursed for indirect costs. The organization must record an election to "Waive Indirect Costs" into the State of Illinois' centralized indirect cost rate system.

The following State University Facilities & Administration Rate and Base will apply to all State issued awards that contain either Federal pass-through funding or State funding.

**RATE:**

- 20% Rate for awards or programs administered On-Campus\*
- 10% Rate for awards or programs administered Off-Campus\*

**BASE:**

Base approved in the State Universities' current Federally Negotiated Indirect Cost Rate Agreement (NICRA)

\*Criteria for utilization of the On/Off campus rate is located within the general terms and conditions of Federal NICRA for each State University. If not clearly defined, State awarding agencies and officers will make final determination based upon the purposes of the grant scope.

### **4. Freedom of Information Act/Confidential Information.**

Applications and accompanying materials are subject to disclosure in response to requests received under provisions of the Freedom of Information Act (5 ILCS 140/1 et seq.). Information that could be proprietary, privileged, or confidential commercial or financial information should be clearly identified as such in the application materials. The Department will maintain the confidentiality of that information only to the extent permitted by law.

### **5. Other, if applicable.**

Applicants may submit one (1) application for this opportunity.

## **D. Application and Submission Information**

### **1. Address to Request Application Package.**

Grant application forms are available at the web link provided in the "Grant Application Link" field of this announcement or by contacting the Program Manager:

Emily Rhodes  
Illinois Department of Commerce & Economic Opportunity  
Email: CEO.Sites@illinois.gov

### **2. Content and Form of Application Submission.**

A standard application package must be submitted to and reviewed by DCEO. Each package must contain the following items:

- Uniform Grant Application in fillable PDF format.
  - Signature page must be signed by the authorized signatory before submission
    - Can be printed, signed, and scanned
    - Can be signed digitally
- Uniform Budget utilizing the template provided by DCEO for this project.

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- The entire Excel document with all the tabs included, even if the tabs are not relevant to the grant opportunity, must be submitted.
- Do not send a restricted version of the Uniform Budget.
- Certification page must be signed by the authorized signatory before submission
  - Can be printed, signed, and scanned
  - Can be signed digitally

Conflict of Interest Disclosure.

- Conflict of Interest Disclosure must be signed by the authorized signatory before submission
  - Can be printed, signed, and scanned
  - Can be signed digitally

Mandatory Disclosure.

- Mandatory Disclosure must be signed by the authorized signatory before submission
  - Can be printed, signed, and scanned
  - Can be signed digitally

This Notice of Funding Opportunity also requires the submission of the following other programmatic specific items as part of the program application:

Program Application

- Project Summary - provide a brief summary of project goals and objectives
- Site Characteristics and Ownership
  - Provide current land use and parcel size
  - List any regional site prioritization reports that support the project need
  - Provide an overview of the target industries that the site is well suited to attract in the future.
- Project Information
  - Describe the project team's experience and ability to manage grants
  - Provide the project timeline and associated milestones
  - Describe how the proposed project will make the location significantly more attractive for future industrial economic development
- Project Readiness. Attach the following materials:
  - Documentation of land ownership, options, or access
  - Documentation of rail, highway, and port access to the property
  - Cost estimates to complete the due diligence and planning activities
  - Letter(s) of support from local elected officials or project partners.

The required materials and letters of support must be submitted in PDF format.

Please note there is a maximum upload of 10 documents in the web form that you submit the application, so combining files may be necessary.

### 3. Unique Entity Identifier (UEI) and System for Award Management (SAM).

Each applicant (unless the applicant is an individual or Federal or State awarding agency that is exempt from those requirements under 2 CFR 25.110(b) or (c), or has an exception approved by the Federal or State awarding agency under 2 CFR 25.110(d)) is required to:

- (i) Be registered in SAM. To establish a SAM registration, go to <https://sam.gov> and/or utilize this instructional link: How to Register in SAM from the [gata.illinois.gov](http://gata.illinois.gov) Resource Library tab. SAM.gov registrations must be "public."
- (ii) Provide a valid UEI number in the GATA Grantee Portal registration.
- (iii) Continue to maintain an active SAM registration with current information at all times during which it has an active Federal, Federal pass-through or State award or an application or plan

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under consideration by a Federal or State awarding agency. The State awarding agency may not make a Federal pass-through or State award to an applicant until the applicant has complied with all applicable UEI and SAM requirements and, if an applicant has not fully complied with the requirements by the time the State awarding agency is ready to make a Federal pass-through or State award, the State awarding agency may determine that the applicant is not qualified to receive a Federal pass-through or State award and use that determination as a basis for making a Federal pass-through or State award to another applicant.

### 4. Submission Dates and Times.

Applications for this opportunity must be submitted by Wednesday, March 5<sup>th</sup> at 5:00 PM.

Application materials must be submitted to the Department via electronic form at <https://app.smartsheet.com/b/form/6de5a41565304d60a1ca9754e96f8c9b>.

The Department is under no obligation to review applications that do not comply with the above requirements. Failure to meet the application deadline may result in the Department returning application without review or may preclude the Department from making the award.

### 5. Intergovernmental Review, if applicable.

N/A

### 6. Funding Restrictions.

This opportunity does allow reimbursement of pre-award costs. Details of allowable pre-award costs is found in Section B. Other restrictions can be found in Sections A., B., and C.

### 7. Other Submission Requirements.

Documents stored in Google Docs or other cloud-based servers are not allowed.

The applicant can receive a copy of their submitted application by checking the “Send me a copy of my responses” box at the bottom of the application submission form.

Applicants may confirm receipt of the application and documents by contacting the program contact listed in this NOFO.

## E. Application Review Information

### 1. Criteria.

Grant proposals will be reviewed on a competitive basis. Each proposal will be scored on a 100-point scale. The Department shall consider the following criteria when evaluating the application submittal: Need, Capacity, and Quality.

<b>Need- Identification of stakeholders, facts, and evidence that demonstrate the proposal supports the grant program purpose</b>	
The applicant demonstrates that the project will better prepare the site for future industrial development	15
The applicant documents that the project is identified in regional site prioritization report	15

Project is located in a DCEO designated Underserved Area	10
<b>Capacity- The ability of the applicant to execute the project according to requirements of the grant program</b>	
The applicant has experience and expertise to successfully manage capital grants of a comparable scale and scope	10
The applicant provides a clear project timeline, including intermediate milestones	10
The applicant documents that match is available for this project	10
<b>Quality- The totality of features and characteristics of the project that indicate its ability to satisfy the requirements of the grant program</b>	
The applicant provides a detailed budget aligned with scope of work	10
The applicant documents ease of access to transportation infrastructure and target industries align with the region's economic development goals	10
The applicant provides letters of support from stakeholders such as local officials or project partners	10

## **2. Review and Selection Process.**

Applications will be graded using the Merit Review Process and scored on the criteria specified in Section E.1. The Department will designate an Evaluation Committee to grade each application received for this funding opportunity. The final score of each Committee member will be calculated and an average of all scores will be the final applicant score. Grants will be awarded to the highest scoring applicant.

The Merit Based Review process is subject to appeal per <https://dceo.illinois.gov/aboutdceo/grantopportunities/meritappreview.html>. However, competitive grant appeals are limited to the evaluation process. Evaluation scores may not be protested. Only the evaluation process is subject to appeal. The appeal must be submitted through the merit review appeal request form (<https://app.smartsheet.com/b/form/6444bed39ef140c589f002f53b9bc092>) within 14 calendar days after the date that the grant award notice has been published.

## **3. Anticipated Announcement and State Award Dates, if applicable.**

After the application period is closed, the Department will conduct a meritbased review of eligible applications. Successful applicants will receive a Notice of State Award (NOSA) to initiate the grant agreement phase. During this phase, you will be contacted by a grant manager to develop a grant agreement, which can be a months long process depending on complexity, cooperation, and conformity with all applicable federal and state laws.

The Department reserves the right to issue a reduced award, or not to issue any award.

## **F. Award Administration Information**

### **1. State Award Notices.**

The Notice of State Award (NOSA) will specify the funding terms and specific conditions resulting from the pre-award risk assessments and the merit-based review process. The NOSA must be accepted in the GATA Portal by an authorized representative of the grantee organization. The NOSA is not an authorization to begin performance or incur costs.

**2. Administrative and National Policy Requirements.**

**Subrecipients and Subcontractors:** Agreement(s) and budget(s) with subrecipients and subcontractors must be pre-approved by and on file with DCEO. Agreements can be submitted to DCEO when available. Subcontractors and subrecipients are subject to all applicable provisions of the Agreement(s) executed between DCEO and the grantee. The successful applicant shall retain sole responsibility for the performance of its subrecipient(s) and/or subcontractor(s).

**Grant Uniform Requirements:** The Grant Accountability and Transparency Act (30 ILCS 708/1 *et seq.*) (and its related administrative rules, 44 Ill. Admin. Code Part 7000), was enacted to increase the accountability and transparency in the use of grant funds from whatever source and to reduce administrative burdens on both State agencies and grantees by adopting federal guidance and regulations applicable to those grant funds; specifically, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR 200).

**Procurement:** Grantees will be required to adhere to methods of procurement per the Procurement Standards (2 CFR 200.317 – 2 CFR 200.327).

**3. Reporting.**

**Periodic Performance Report (PPR) and Periodic Financial Report (PFR)**

Grantees funded through this NOFO are required to submit in the format required by the Grantor, at least on a quarterly basis, the PPR and PFR electronically to their assigned grant manager. The first of such reports shall cover the first three months after the award begins. Pursuant to 2 CFR 200.328, Periodic Financial Reports shall be submitted no later than 30 calendar days following the period covered by the report. Pursuant to 2 CFR 200.329, Periodic Performance Reports shall be submitted no later than 30 calendar days following the period covered by the report. Any additional reporting requirements will be disclosed in the NOSA. Grantees are required within 45 calendar days following the end of the period of performance to submit a final closeout report in the format required by the Grantor (See 2 CFR 200.344).

**Monitoring**

Grantees funded through this NOFO are subject to fiscal and programmatic monitoring visits by the Department in accordance with 2 CFR 200.337. They must have an open-door policy allowing periodic visits by Department monitors to evaluate the progress of the project and provide documentation upon request of the monitor. Program staff will also maintain contact with participants and monitor progress and performance of the contracts. The Department may modify grants based on performance.

**Audit**

Grantees shall be subject to Illinois' statewide Audit Report Review requirements. Terms of the Single Audit Act Amendments of 1996 (31 USC 7501-7507), Subpart F of 2 CFR Part 200, and the audit rules set forth under the Grant Accountability and Transparency Act Admin Rules shall apply (See 44 IL Admin Code 7000.90).

**G. State Awarding Agency Contact(s)**

Grant Help Desk  
Illinois Department of Commerce & Economic Opportunity  
Email: CEO.GrantHelp@illinois.gov

**H. Other Information, if applicable**

N/A