

PRIORITIZING OF SITES FOR SOUTHEAST KENTUCKY

InSite was contracted by Kentucky Power Company to inventory and prioritize sites and buildings throughout the South-eastern Kentucky Region. The majority of projects, whether lead by the company, a site selection team, or real estate entity, begin with an available site / building search and an RFI (request for information). The quickest way to get on the radar screen for a project is to have viable, available product in your community. If a community does not have a place for industry to locate, a site or building that is viable by industry standards, unfortunately your economic development program is not merely losing; it is not even in the game.

IMMEDIATE PRIORITY – VIABLE NOW

PRIORITY 1: EASTPARK (ASHLAND / BOYD) INDUSTRIAL PARK

This industrial park is competitive in a global / national search and should be a marketing priority for southeast Kentucky. Our recommendations with regard to making this site more marketable:

- Change the name of the park. Create a global, recognizable identity.
- Conduct a wetlands delineation on the park
- Develop new signage at the existing entrance. The park needs to look like a destination.

Items to highlight in the marketing process:

- Existence of an available 110,000 sf speculative building
- Acreage
- Ability to be subdivided
- Available water, sewer, electric, natural gas and fiber
- Excess water and sewer capacity
- Flat terrain
- Surrounding uses
- Completion of Phase 1, geotechnical, archeological and endangered species studies

PRIORITY 1: EASTPARK (ASHLAND / BOYD) SPECULATIVE BUILDING

This speculative building is competitive in a global / national search and should be a marketing priority for southeast Kentucky. Our recommendations with regard to making this facility more marketable:

- Pour 6 inch reinforced floor
- Pave parking area (minimal, but enough to make a more impactful first impression)
- Reduce the sales price
- Develop and advertise an aggressive incentive package for the building
- Change the name of the building. Create a global, recognizable identity.

Items to highlight in the marketing process:

- Size of facility
- Expansion capability
- Available water, sewer, electric, natural gas and fiber
- Excess water and sewer capacity
- Clear height
- Presence in an existing industrial park

InSite's Radical Take on Community and Product Readiness
A Quantifiable, Unique and Revolutionary Approach
Confidential and Proprietary Property of InSite – 10/10/2013

insite
economic development | site selection | real estate services

- Surrounding uses
- Column spacing
- 10 percent office space
- Completion of Phase 1, geotechnical, archeological and endangered species studies

Path Forward:

- This is a viable, marketable park and building that could compete on a national level for global projects if the above items are completed
- Invest time, develop resources for funding, and allocate such funding for the above recommendations
- Input site and building information into LOIS
- Present both products to targeted audiences who generate projects (state, region, electric utility, consultants, etc.)

PRIORITIZING OF SITES FOR SOUTHEAST KENTUCKY

InSite was contracted by Kentucky Power Company to inventory and prioritize sites and buildings throughout the South-eastern Kentucky Region. The majority of projects, whether lead by the company, a site selection team, or real estate entity, begin with an available site / building search and an RFI (request for information). The quickest way to get on the radar screen for a project is to have viable, available product in your community. If a community does not have a place for industry to locate, a site or building that is viable by industry standards, unfortunately your economic development program is not merely losing; it is not even in the game.

SHORT-TERM: CURRENTLY NOT VIABLE

This following sites / parks are not currently competitive in a global / national search and should be prioritized based upon money and time to improve their competitiveness.

PRIORITY 2: COALFIELDS INDUSTRIAL PARK (PERRY) - (fatal flaws - natural gas, incentives, maintenance, marketing materials)

The following must be executed to make Coalfields Industrial Park marketable:

- Conduct a Phase 1 and all site due diligence (geotechnical, wetlands delineation, archeological and endangered species)
- Extend natural gas to the site
 - Cost
 - Schedule
 - Feasibility
- Verify excess water and sewer capacities
- Formalize an aggressive incentive package for the park
- Change the name of the park. Create a global, recognizable identity.
- Develop new marketing materials and website
- Cut the grass
- Identify and hold accountable a responsible champion for the park

PRIORITY 2: AMERICAN WOODMARK BUILDING (PERRY) - (fatal flaws - sales price, natural gas)

The following must be executed to make the American Woodmark building marketable:

- Reduce purchase and lease cost
- Extend natural gas to the building
 - Cost
 - Schedule
 - Feasibility
- Verify excess water and sewer capacities
- Verify column spacing
- Change the name of the building. Create a global, recognizable identity.

Path Forward:

- This can be a viable, marketable park and building that could compete on a national level for global projects if the above items are completed
- Invest time, develop resources for funding, and allocate such funding for the above recommendations
- Redirect funding from the AD (Area Development District) to the regional economic development team, One East Kentucky, for management of the park
- Input site and building information into LOIS
- Feature both on the regional website
- Present both products to targeted audiences who generate projects (state, region, electric utility, consultants, etc.)

PRIORITIZING OF SITES FOR SOUTHEAST KENTUCKY

InSite was contracted by Kentucky Power Company to inventory and prioritize sites and buildings throughout the South-eastern Kentucky Region. The majority of projects, whether lead by the company, a site selection team, or real estate entity, begin with an available site / building search and an RFI (request for information). The quickest way to get on the radar screen for a project is to have viable, available product in your community. If a community does not have a place for industry to locate, a site or building that is viable by industry standards, unfortunately your economic development program is not merely losing; it is not even in the game.

SHORT-TERM: CURRENTLY NOT VIABLE

This following sites / parks are not currently competitive in a global / national search and should be prioritized based upon money and time to improve their competitiveness.

PRIORITY 3: MARIONS BRANCH (PIKE) - (fatal flaws - road / entrance, zoning, site due diligence, excess sewer capacity, fiber)

The following must be executed to make Marions Branch marketable:

- Conduct a Phase 1 / site due diligence (geotechnical, wetlands delineation, archeological and endangered species)
- Increase excess sewer capacity from 20,000 gpd to a minimum of 500,000 gpd
 - Cost
 - Schedule
 - Feasibility
- Extend fiber to the park
 - Cost
 - Schedule
 - Feasibility
- Construct new entrance road
 - Cost
 - Schedule
 - Feasibility
- Eliminate residential from the master plan
- Zone industrial with protective covenants
- Grade a building pad that meets load bearing requirements
- Change the name of the park. Create a global, recognizable identity.
- Develop aggressive incentive package including cost offsets for site work required

Path Forward:

- This can be a viable, marketable park that could compete on a national level for global projects if the above items are completed
- Invest time, develop resources for funding, and allocate such funding for the above recommendations
- Input site information into LOIS
- Feature on the regional website
- Present both products to targeted audiences who generate projects (state, region, electric utility, consultants, etc.)

PRIORITIZING OF SITES FOR SOUTHEAST KENTUCKY

InSite was contracted by Kentucky Power Company to inventory and prioritize sites and buildings throughout the South-eastern Kentucky Region. The majority of projects, whether lead by the company, a site selection team, or real estate entity, begin with an available site / building search and an RFI (request for information). The quickest way to get on the radar screen for a project is to have viable, available product in your community. If a community does not have a place for industry to locate, a site or building that is viable by industry standards, unfortunately your economic development program is not merely losing; it is not even in the game.

SHORT-TERM: CURRENTLY NOT VIABLE

PRIORITY 4: DEVELOP AN INDUSTRIAL PARK

The following must be executed to develop an additional industrial park without fatal flaws:

- Find at least 300 acres in a county with good access, in an industrial setting with access to water, sewer, electric, natural gas and fiber, along with having at least 500,000 gpd excess water and sewer capacity.

PRIORITIZING OF SITES FOR SOUTHEAST KENTUCKY

InSite was contracted by Kentucky Power Company to inventory and prioritize sites and buildings throughout the South-eastern Kentucky Region. The majority of projects, whether lead by the company, a site selection team, or real estate entity, begin with an available site / building search and an RFI (request for information). The quickest way to get on the radar screen for a project is to have viable, available product in your community. If a community does not have a place for industry to locate, a site or building that is viable by industry standards, unfortunately your economic development program is not merely losing; it is not even in the game.

NOT A PRIORITY FOR REGIONAL INVESTMENT IN MONEY AND RESOURCES

HOLLAND SITE (JOHNSON) - (fatal flaws - availability, price, excess sewer capacity, site due diligence)

The following must be executed to make the Holland Site marketable:

- Determine owners willingness to market, which means must have a price to be available
- Determine industrial price per acre and develop a marketing agreement with the landowner
- Conduct a Phase 1 and due diligence (geotechnical, wetlands delineation, archeological and endangered species studies)
- Increase excess sewer capacity from 100,000 gpd to 500,000 gpd
 - Cost
 - Schedule
 - Feasibility
- Incorporate into an industrial park; develop a master plan showing developable acreage
- Change the name of the park. Create a global, recognizable identity.

Path Forward:

- This currently is not a viable, marketable park that could compete on a national level for global projects based upon the noted fatal flaws in red
- Based upon the extent of the recommendations above, this would not be a priority for the region to develop / promote as an industrial park - do not invest time, nor develop resources for funding for the above recommendations
- This park can compete for local / regional projects looking for a place to expand or have a specific need for local resources
- Input site information into LOIS
- Realize this is a long-term project

PRIORITIZING OF SITES FOR SOUTHEAST KENTUCKY

InSite was contracted by Kentucky Power Company to inventory and prioritize sites and buildings throughout the South-eastern Kentucky Region. The majority of projects, whether lead by the company, a site selection team, or real estate entity, begin with an available site / building search and an RFI (request for information). The quickest way to get on the radar screen for a project is to have viable, available product in your community. If a community does not have a place for industry to locate, a site or building that is viable by industry standards, unfortunately your economic development program is not merely losing; it is not even in the game.

NOT A PRIORITY FOR REGIONAL INVESTMENT IN MONEY AND RESOURCES

CHESTNUT MOUNTAIN (KNOTT) - (fatal flaws - zoning, availability, asking price per acre, excess sewer capacity, current recreation use)

The following must be executed to make Chestnut Mountain marketable:

- Determine leaderships' willingness to change the use of the park from recreation to industrial
- Conduct a Phase 1
- Zone industrial
- Determine industrial cost per acre – existing price is not marketable
- Increase the line size of natural gas to accommodate future industrial use
- Incorporate into an industrial park
- Consider redeveloping the 68,000 SF Sportsplex as an available industrial building and relocate the existing use
- Change the name of the park. Create a global, recognizable identity.
- Develop a marketing agreement with the landowner

Path Forward:

- This currently is not a viable, marketable park that could compete on a national level for global projects based upon the noted fatal flaws in red
- Based upon the extent of the recommendations above, this would not be a priority for the region to develop / promote as an industrial park - do not invest time, nor develop resources for funding for the above recommendations
- Input site information into LOIS

PRIORITIZING OF SITES FOR SOUTHEAST KENTUCKY

InSite was contracted by Kentucky Power Company to inventory and prioritize sites and buildings throughout the South-eastern Kentucky Region. The majority of projects, whether lead by the company, a site selection team, or real estate entity, begin with an available site / building search and an RFI (request for information). The quickest way to get on the radar screen for a project is to have viable, available product in your community. If a community does not have a place for industry to locate, a site or building that is viable by industry standards, unfortunately your economic development program is not merely losing; it is not even in the game.

NOT A PRIORITY FOR REGIONAL INVESTMENT IN MONEY AND RESOURCES

GATEWAY (LETCHER) - (fatal flaws - dialysis center at entrance, excess sewer capacity, maintenance)

The following must be executed to make the Gateway Business Park marketable:

- Increase excess sewer capacity from 0 gpd to 500,000 gpd
 - Cost
 - Schedule
 - feasibility
- Relocate dialysis center to another location outside of the park
 - Cost
 - Schedule
 - feasibility
- Or divert the entrance
 - Cost
 - Schedule
 - feasibility
- Change the name of the park. Create a global, recognizable identity
- Develop new marketing materials and website
- Cut the grass on shoulder of road

Path Forward:

- This currently is not a viable, marketable park that could compete on a national level for global projects based upon the noted fatal flaws in red
- Based upon the extent of the recommendations above, this would not be a priority for the region to develop / promote as an industrial park - do not invest time, nor develop resources for funding for the above recommendations
- This park can compete for local / regional projects looking for a place to expand or have a specific need for local resources
- Input site information into LOIS

PRIORITIZING OF SITES FOR SOUTHEAST KENTUCKY

InSite was contracted by Kentucky Power Company to inventory and prioritize sites and buildings throughout the South-eastern Kentucky Region. The majority of projects, whether lead by the company, a site selection team, or real estate entity, begin with an available site / building search and an RFI (request for information). The quickest way to get on the radar screen for a project is to have viable, available product in your community. If a community does not have a place for industry to locate, a site or building that is viable by industry standards, unfortunately your economic development program is not merely losing; it is not even in the game.

NOT A PRIORITY FOR REGIONAL INVESTMENT IN MONEY AND RESOURCES

HONEY BRANCH (MARTIN) - (fatal flaws - endangered species, excess water capacity, surrounding use of a prison, mineral rights)

The following must be executed to make Honey Branch marketable:

- Engage the EPA with regard to steps to mitigate the endangered species designation
- Conduct a Phase 1 and additional due diligence (wetlands delineation)
- Control mineral rights
- Increase excess water capacity from 78,000 gpd to 250,000 gpd
 - Cost
 - Schedule
 - Feasibility
- Change the name of the park. Create a global, recognizable identity
- Develop new marketing materials and website
- Develop an aggressive incentive package for the park

Path Forward:

- This currently is not a viable, marketable park that could compete on a national level for global projects based upon the noted fatal flaws in red
- Based upon the extent of the recommendations above, this would not be a priority for the region to develop as an industrial park - do not invest time, nor develop resources for funding for the above recommendations
- This park can compete for local / regional projects looking for a place to expand or have a specific need for local resources
- Input site information into LOIS

PROPERTIES FOR SITE EVALUATIONS

KPC / AEP	Original Status	REVISED STATUS	Sent RFI	Sent Reminder	Received Correspondence	InSite RFI Complete	InSite RFI Partial	No Response	Access to Adequate Data	Zoned Industrial	Surrounding Uses	Building Size 20,000+ sf and ability to expand	Site Size 20+ acres	Floodplain	Number of Owners	Willingness to Sell	Cost	Willingness to Lease	Cost
Boyd County																			
EastPark		1	yes	yes	yes	yes	-	-	yes	yes	Industrial	-	495	no	1	yes	\$25,000 ac	-	-
EastPark Ashland Building		1	yes	yes	yes	yes	-	-	yes	yes	Industrial	110,000	53	no	1	yes	\$2,250,000	yes	\$2.00 sf
Greenup County																			
Wurtland Riverport		see data	yes	yes	yes	no	yes	-	no	yes	no answer	-	135	no	1	yes	\$25,000 ac	-	-
Lawrence County																			
Browns Food		no response	yes	yes	no	no	no	none	no										
Floyd County																			
Stanley Allen (local marketability)		size	no	no									8						
Stone Crest		no response	yes	yes	no	no	no	none	no				20						
Wallen Farm (local marketability)		size	no	no									5						
Thunder Ridge		no response	yes	yes	no	no	no	none	no				100						
Johnson County																			
Celerity (local marketability)		location	no	no								42,405							
Paintsville Wal-Mart (local marketability)		ceiling heights	no	no								40,317							
Ward Building (local marketability)		size	no	no															
Holland Site			yes	yes	yes	no	yes	-	yes	yes	com/ind	-	653	no	1	yes	no answer	-	-
Midway Building (Building Availability on Hold)		bldg. on hold	yes	yes	yes	no		none											
Knott County																			
Chestnut Mountain Sportsplex		not available	yes	yes	yes	yes	-	-	yes	no	other	66,000	-	no	1	no	-	no	-
Chestnut Mountain			yes	yes	yes	yes	-	-	yes	no	other	-	200	no	2	yes	no answer	-	-
Letcher County																			
Food World (local marketability)		size	no	no								19,500							
Gateway			yes	yes	yes	no	yes	-	yes	yes	residential	-	260	no	1	yes	\$10,000 ac	-	-
Rail Site Old Tipple		see data	yes	yes	yes	no	yes	-	yes	yes	com / ind	-	32	yes	1	yes	no answer	-	-
RC Property		size	no	no								15,000							
Magoffin County																			
Don Bailey Building		no response	yes	yes	no	no	no	none	no			21,600							
Industrial Site Old Toll Booth		no response	yes	yes	no	no	no	none	no				49						
Martin County																			
Honey Branch (local marketability)		see data	yes	yes	yes	yes	-	-	yes	no	ind/jail	-	180	no	1	yes	\$20,000 sc	-	-
Martin Co Business Center (local marketability)		size	yes	yes	yes	yes	-	-	yes	other	com/ret	32000 / 7500 available	3	yes	1	no	-	yes	10.50 sf
MidCon Building / Honey Branch (local marketability)		size/price	yes	yes	yes	yes	-	-	yes	no	industrial	14,005	20	no	1	yes	4,000,000	yes	12.86 sf
Perry County																			
American Woodmark			yes	yes	yes	yes	-	-	yes	yes	industrial	311,000	32	no	1	yes	3,700,000	yes	10,000 sf
Coalfields Industrial Park			yes	yes	yes	yes	-	-	yes	yes	industrial	-	338	no	1	yes	\$10,000	-	-
Pike County																			
ACS		no response	yes	yes	no	no	no	no	no			42,946							
Hobbs Warehouse (local marketability)		ceiling heights	no	no								50,000							
Marions Branch (Pikeville)			yes	yes	yes	yes	-	-	yes	no	res/com/mu	-	170	no	1	yes	\$10,000 ac	-	-
Scott Fork		no response	yes	yes	no	no	no	no	no										
John Moore Branch		no response	yes	yes	no	no	no	no	no										
Stepp Constr. Sookeys Creek (local marketability)		size	no	no								9,657							

PROPERTIES FOR SITE EVALUATIONS

KPC / AEP	Original Status	REVISED STATUS	Industrial Park Setting	One mile+ Residential	One mile+ Schools	One mile+ Public Parks	Electric to the Site	Water to the Site	Excess Water Capacity	Sewer to the Site	Excess Sewer Capacity	Natural Gas to the Site	Fiber to the Site	Phase 1 Phase 1	Clean Phase 1	Geotechnical Study	Wetlands Delineation	Clear for Wetlands	Archeological Study	Endangered Species Study	
Boyd County																					
EastPark		1	yes	yes	yes	yes	yes	yes	1.3 mgd	yes	1.1 mgd	yes	yes	yes	yes	yes	no	yes	yes	yes	
EastPark Ashland Building		1	yes	yes	yes	yes	yes	yes	1.3 mgd	yes	1.1 mgd	yes	yes	yes	yes	yes	no	yes	yes	yes	
Greenup County																					
Wurtland Riverport		see data	no	no	no	no	yes	yes	no answer	yes	no answer	yes	yes	yes	no answer	yes	yes	no	yes	yes	
Lawrence County																					
Browns Food		no response																			
Floyd County																					
Stanley Allen (local marketability)		size																			
Stone Crest		no response																			
Wallen Farm (local marketability)		size																			
Thunder Ridge		no response																			
Johnson County																					
Celerity (local marketability)		location																			
Paintsville Wal-Mart (local marketability)		ceiling heights																			
Ward Building (local marketability)		size																			
Holland Site			no	yes	yes	yes	yes	yes	3 mgd	yes	100,000 gpd	yes	yes	no	no answer	no	no	unknown	no	no	
Midway Building (Building Availability on Hold)		bldg. on hold																			
Knott County																					
Chestnut Mountain Sportsplex		not available	no	yes	yes	yes	yes	yes	250,000 gpd	yes	180,000 gpd	yes	yes	yes	no answer	yes	yes	no answer	yes	yes	
Chestnut Mountain			no	yes	yes	yes	yes	yes	250,000 gpd	yes	180,000 gpd	yes	yes	yes	no answer	yes	yes	no answer	yes	yes	
Letcher County																					
Food World (local marketability)		size																			
Gateway			yes	yes	yes	yes	yes	yes	497,594 gpd	yes	0 gpd	yes	yes	yes	yes	yes	no	yes	yes	no	
Rail Site Old Tipple		see data	no	yes	yes	yes	yes	yes	100,000 gpd	no	no answer	no	yes	no	no answer	no	no	no	no	no	
RC Property		size																			
Magoffin County																					
Don Bailey Building		no response																			
Industrial Site Old Toll Booth		no response																			
Martin County																					
Honey Branch (local marketability)		see data	yes	yes	yes	yes	yes	yes	78,000 gpd	yes	474,000 gpd	yes	yes	yes	no	yes	no	no answer	yes	yes/Indiana Bat	
Martin Co Business Center (local marketability)		size	no	no	yes	yes	yes	yes	1 mgd	yes	110,000 gpd	yes	yes	no	unknown	yes	no	unknown	no	no	
MidCon Building / Honey Branch (local marketability)		size/price	yes	yes	yes	yes	yes	yes	1 mgd	yes	600,000 gpd	yes	yes	no	unknown	yes	no	no answer	yes	yes/Indiana Bat	
Perry County																					
American Woodmark			yes	yes	yes	yes	yes	yes	544,000 gpd	yes	1.8 mgd	no	yes	yes	yes	no	no	unknown	no	no	
Coalfields Industrial Park			yes	yes	yes	yes	yes	yes	1.4 mgd	yes	1.7 mgd	no	yes	yes	unknown	no	no	no	no	no	
Pike County																					
ACS		no response																			
Hobbs Warehouse (local marketability)		ceiling heights																			
Marions Branch (Pikeville)			yes	yes	yes	yes	yes	yes	1 mgd	yes	20,000 gpd	yes	no	no	no answer	yes	no	no	no	no	
Scott Fork		no response																			
John Moore Branch		no response																			
Stepp Constr. Sookeys Creek (local marketability)		size																			

PROPERTIES FOR SITE EVALUATIONS

KPC / AEP	REVISED STATUS	Sent RFI	Sent Reminder	Received Correspondence	InSite RFI Complete	InSite RFI Partial	No Response	Access to Adequate Data	Zoned Industrial	Surrounding Uses	Building Size 20,000+ sf and ability to expand	Site Size 20+ acres	Floodplain	Number of Owners	Willingness to Sell	Cost	Willingness to Lease	Cost	Industrial Park Setting	One mile+ Residential
Boyd County																				
EastPark		yes	yes	yes	yes	-	-	yes	yes	Industrial	-	495	no	1	yes	\$25,000 ac	-	-	yes	yes
EastPark Ashland Building		yes	yes	yes	yes	-	-	yes	yes	Industrial	110,000	53	no	1	yes	\$2,250,000	yes	\$2.00 sf	yes	yes
Johnson County																				
Holland Site		yes	yes	yes	no	yes	-	yes	yes	com/ind	-	653	no	1	yes	no answer	-	-	no	yes
Knott County																				
Chestnut Mountain		yes	yes	yes	yes	-	-	yes	no	other	-	200	no	2	yes	no answer	-	-	no	yes
Letcher County																				
Gateway		yes	yes	yes	no	yes	-	yes	yes	residential	-	260	no	1	yes	\$10,000 ac	-	-	yes	yes
Perry County																				
American Woodmark		yes	yes	yes	yes	-	-	yes	yes	industrial	311,000	32	no	1	yes	3,700,000	yes	10,000 sf	yes	yes
Coalfields Industrial Park		yes	yes	yes	yes	-	-	yes	yes	industrial	-	338	no	1	yes	\$10,000	-	-	yes	yes
Pike County																				
Marions Branch (Pikeville)		yes	yes	yes	yes	-	-	yes	no	res/com/mu	-	170	no	1	yes	\$10,000 ac	-	-	yes	yes
Martin County																				
Honey Branch (local marketability)		yes	yes	yes	yes	-	-	yes	no	ind/jail	-	180	no	1	yes	\$20,000 sc	-	-	yes	yes

PROPERTIES FOR SITE EVALUATIONS

KPC / AEP	REVISED STATUS	One mile+ Schools	One mile+ Public Parks	Electric to the Site	Water to the Site	Excess Water Capacity	Sewer to the Site	Excess Sewer Capacity	Natural Gas to the Site	Fiber to the Site	Phase 1	Clean Phase 1	Geotechnical Study	Wetlands Delineation	Clear for Wetlands	Archeological Study	Endangered Species Study
Boyd County																	
EastPark		yes	yes	yes	yes	1.3 mgd	yes	1.1 mgd	yes	yes	yes	yes	yes	no	yes	yes	yes
EastPark Ashland Building		yes	yes	yes	yes	1.3 mgd	yes	1.1 mgd	yes	yes	yes	yes	yes	no	yes	yes	yes
Johnson County																	
Holland Site		yes	yes	yes	yes	3 mgd	yes	100,000 gpd	yes	yes	no	no answer	no	no	unknown	no	no
Knott County																	
Chestnut Mountain		yes	yes	yes	yes	250,000 gpd	yes	180,000 gpd	yes	yes	yes	no answer	yes	yes	no answer	yes	yes
Letcher County																	
Gateway		yes	yes	yes	yes	497,594 gpd	yes	0 gpd	yes	yes	yes	yes	yes	no	yes	yes	no
Perry County																	
American Woodmark		yes	yes	yes	yes	544,000 gpd	yes	1.8 mgd	no	yes	yes	yes	no	no	unknown	no	no
Coalfields Industrial Park		yes	yes	yes	yes	1.4 mgd	yes	1.7 mgd	no	yes	yes	unknown	no	no	no	no	no
Pike County																	
Marions Branch (Pikeville)		yes	yes	yes	yes	1 mgd	yes	20,000 gpd	yes	no	no	no answer	yes	no	no	no	no
Martin County																	
Honey Branch (local marketability)		yes	yes	yes	yes	78,000 gpd	yes	474,000 gpd	yes	yes	yes	no	yes	no	no answer	yes	yes/Indiana Bat

PROPERTIES FOR SITE EVALUATIONS

KPC / AEP	Status and Priority	Marketing Status	Sent RFI	Sent Reminder	Received Correspondence	InSite RFI Complete	InSite RFI Partial	No Response	Access to Adequate Data	Zoned Industrial	Surrounding Uses	Building Size 20,000+ sf and ability to expand	Site Size 20+ acres	Floodplain	Number of Owners	Willingness to Sell	Cost	Willingness to Lease	Cost
Boyd County																			
EastPark	1	Viable Now	yes	yes	yes	yes	-	-	yes	yes	Industrial	-	495	no	1	yes	\$25,000 ac	-	-
EastPark Ashland Building	1	Viable Now	yes	yes	yes	yes	-	-	yes	yes	Industrial	110,000	53	no	1	yes	\$2,250,000	yes	\$2.00 sf
Perry County																			
American Woodmark	2	Short-Term, Currently Not Viable	yes	yes	yes	yes	-	-	yes	yes	industrial	311,000	32	no	1	yes	3,700,000	yes	10,000 sf
Coalfields Industrial Park	2	Short-Term, Currently Not Viable	yes	yes	yes	yes	-	-	yes	yes	industrial	-	338	no	1	yes	\$10,000	-	-
Pike County																			
Marions Branch (Pikeville)	3	Short-Term, Currently Not Viable	yes	yes	yes	yes	-	-	yes	no	res/com/mu	-	170	no	1	yes	\$10,000 ac	-	-
Johnson County																			
Holland Site	-	Not viable in a competitive, national client search	yes	yes	yes	no	yes	-	yes	yes	com/ind	-	653	no	1	yes	no answer	-	-
Letcher County																			
Gateway (local marketability)	-	Not viable in a competitive, national client search	yes	yes	yes	no	yes	-	yes	yes	residential	-	260	no	1	yes	\$10,000 ac	-	-
Martin County																			
Honey Branch (local marketability)	-	Not viable in a competitive, national client search	yes	yes	yes	yes	-	-	yes	no	ind/jail	-	180	no	1	yes	\$20,000 sc	-	-
Knott County																			
Chestnut Mountain (not available)	-	Not viable in a competitive, national client search	yes	yes	yes	yes	-	-	yes	no	other	-	200	no	2	yes	no answer	-	-

PROPERTIES FOR SITE EVALUATIONS

KPC / AEP	Status and Priority	Marketing Status	Industrial Park Setting	One mile+ Residential	One mile+ Schools	One mile+ Public Parks	Electric to the Site	Water to the Site	Excess Water Capacity	Sewer to the Site	Excess Sewer Capacity	Natural Gas to the Site	Fiber to the Site	Phase 1	Clean Phase 1	Geotechnical Study	Wetlands Delineation	Clear for Wetlands	Archeological Study	Endangered Species Study
Boyd County																				
EastPark	1	Viable Now	yes	yes	yes	yes	yes	yes	1.3 mgd	yes	1.1 mgd	yes	yes	yes	yes	yes	no	yes	yes	yes
EastPark Ashland Building	1		yes	yes	yes	yes	yes	yes	1.3 mgd	yes	1.1 mgd	yes	yes	yes	yes	yes	no	yes	yes	yes
Perry County																				
American Woodmark	2	Short-Term, Currently Not Viable	yes	yes	yes	yes	yes	yes	544,000 gpd	yes	1.8 mgd	no	yes	yes	yes	no	no	unknown	no	no
Coalfields Industrial Park			yes	yes	yes	yes	yes	yes	1.4 mgd	yes	1.7 mgd	no	yes	yes	unknown	no	no	no	no	no
Pike County																				
Marions Branch (Pikeville)	3	Short-Term, Currently Not Viable	yes	yes	yes	yes	yes	yes	1 mgd	yes	20,000 gpd	yes	no	no	no answer	yes	no	no	no	no
Johnson County																				
Holland Site	-	Not viable in a competitive, national client search	no	yes	yes	yes	yes	yes	3 mgd	yes	100,000 gpd	yes	yes	no	no answer	no	no	unknown	no	no
Letcher County																				
Gateway (local marketability)	-	Not viable in a competitive, national client search	yes	yes	yes	yes	yes	yes	497,594 gpd	yes	0 gpd	yes	yes	yes	yes	yes	no	yes	yes	no
Martin County																				
Honey Branch (local marketability)	-	Not viable in a competitive, national client search	yes	yes	yes	yes	yes	yes	78,000 gpd	yes	474,000 gpd	yes	yes	yes	no	yes	no	no answer	yes	yes/Indiana Bat
Knott County																				
Chestnut Mountain (not available)	-	Not viable in a competitive, national client search	no	yes	yes	yes	yes	yes	250,000 gpd	yes	180,000 gpd	yes	yes	yes	no answer	yes	yes	no answer	yes	yes