

# AEP HWY 23 RIVER SITE

## Property Advantages:

- ⇒ **60+ Available Acres**
- ⇒ **Co-Location with Heavy Power Industry**
- ⇒ **Adjacent to US HWY 23**
- ⇒ **CSX Rail Loop Around Site**



LOUISA, LAWRENCE COUNTY, KENTUCKY

38° 10' 20.66"N - 82° 36' 55.16"W



**Charles Sexton**

CEO

270.832.5990

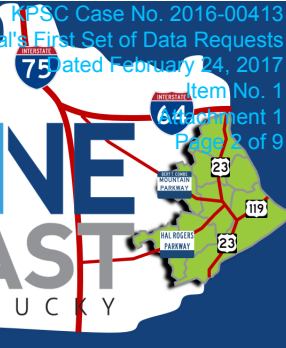
chuck@OneEastKY.com

### Table of Contents

1. Aerial Map
2. Regional Map
3. 500 Mile Interstate Map
4. Workforce Snapshot
5. Existing Skills for Industry
6. Training
7. eKentucky Advanced Mfg Institute
8. Incentives


***“Elevating Industry”***

# AEP HWY 23 RIVER SITE



## 1. Aerial Map

LOUISA, LAWRENCE COUNTY, KENTUCKY 38° 10'20.66"N - 82° 36'55.16"W



**KENTUCKY POWER®**  
**HWY 23**  
**River Site**

**UTILITIES**  
 Heavy Power &  
 Natural Gas

Potential for shared use of process water and other heavy utilities

**ROAD:**  
 US HWY 23 (4-Lane) adjacent to Site.

Located 16 Miles South of Interstate 64

**RAIL:**  
 CSX Main Line is adjacent and loops industrial site

Norfolk Southern located across river

**60 Acre Industrial Site**  
 (40 Acres inside Rail Loop)

**AEP Power Plant**

**US HIGHWAY 23**  
 4-LANE DIVIDED

**CSX Main Rail Line**

**Norfolk Southern Main Rail Line**  
 (NS Prichard Intermodal Terminal 5 Miles North)

**16 MILES NORTH**  
 INTERSTATE 64

**AEP Transmission Station**

**Big Sandy River (Ohio River Tributary)**



# AEP HWY 23 RIVER SITE



## 2. Regional Transportation Map

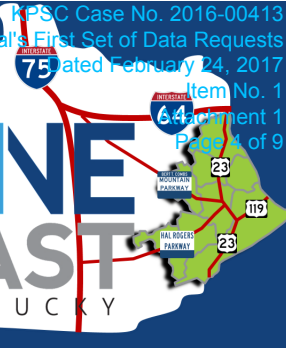
LOUISA, LAWRENCE COUNTY, KENTUCKY

38° 10' 20.66"N - 82° 36' 55.16"W



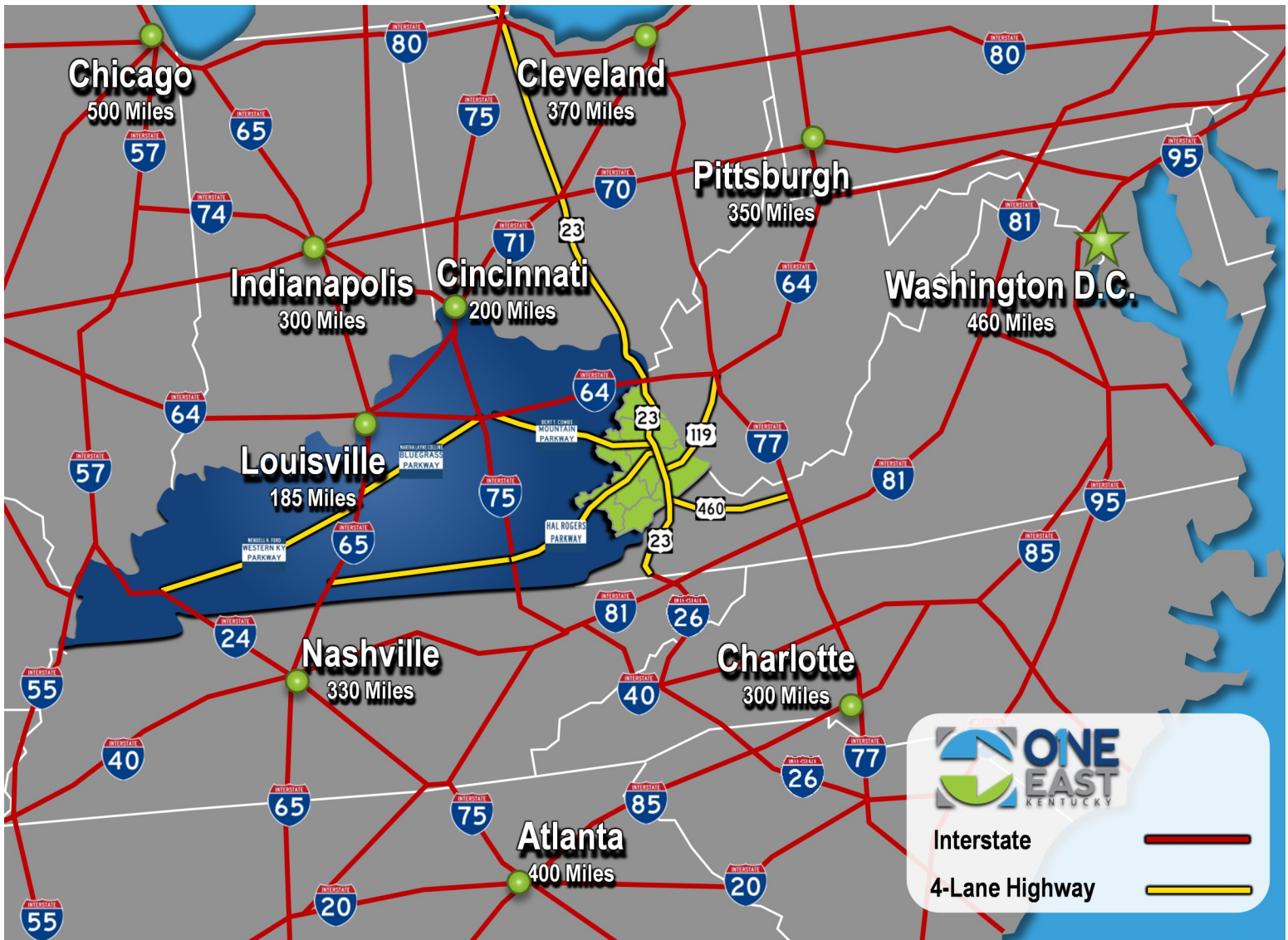
*“Elevating Industry”*

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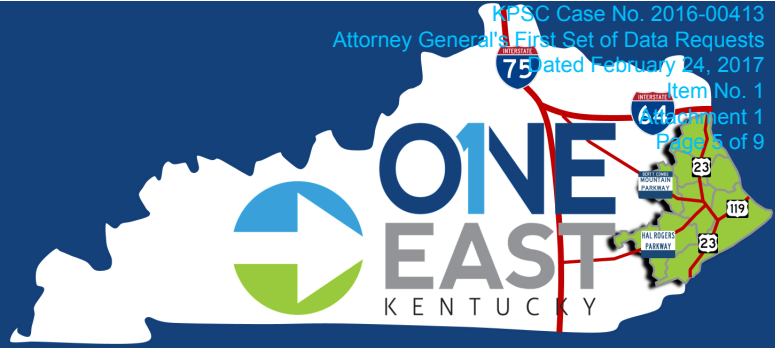
## 3. 500 Mile Interstate Map

LOUISA, LAWRENCE COUNTY, KENTUCKY 38° 10' 20.66"N - 82° 36' 55.16"W



*"Elevating Industry"*

# AEP HWY 23 RIVER SITE



KPSC Case No. 2016-00413  
 Attorney General's First Set of Data Requests  
 Dated February 24, 2017  
 Item No. 1  
 Comment 1  
 Page 5 of 9

## 4. Workforce Snapshot

LOUISA, LAWRENCE COUNTY, KENTUCKY 38° 10'20.66"N - 82° 36'55.16"W

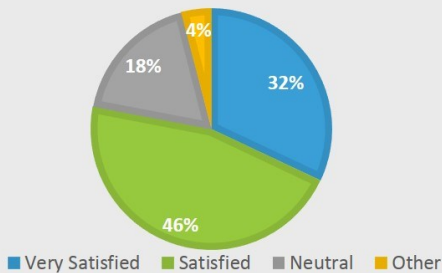
### EAST KENTUCKY WORKFORCE SNAPSHOT

The East Kentucky regional economy has been rooted in the coal industry for generations. With the decline of coal, the region seeks new opportunities and creative solutions to bring back more prosperous times. The people of East Kentucky have a nearly indescribable spirit of perseverance, hard work, tenacity, ingenuity and dedication, while collectively fostering one of the most humble cultures within the borders of our country.

#### QUANTIFYING THE WORKFORCE



#### EMPLOYER SATISFACTION

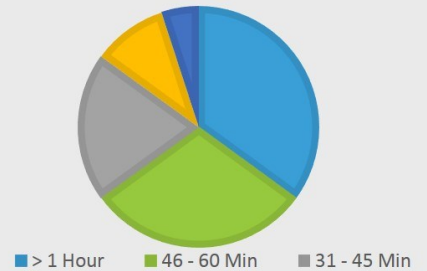


#### WORKFORCE QUALITY

*"Our people are intuitive, energetic and care about their work. They are as good as any people you will deal with."*

- East Kentucky Employer

#### WILLINGNESS TO COMMUTE



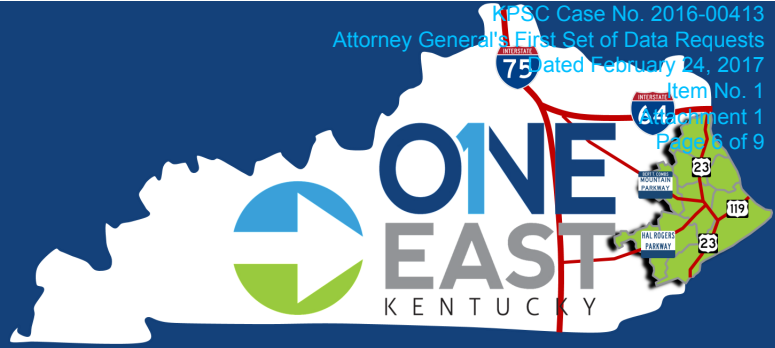
Data gathered from #EKYWORKS study conducted by BOYETTE STRATEGIC ADVISORS 2016



**"Elevating Industry"**



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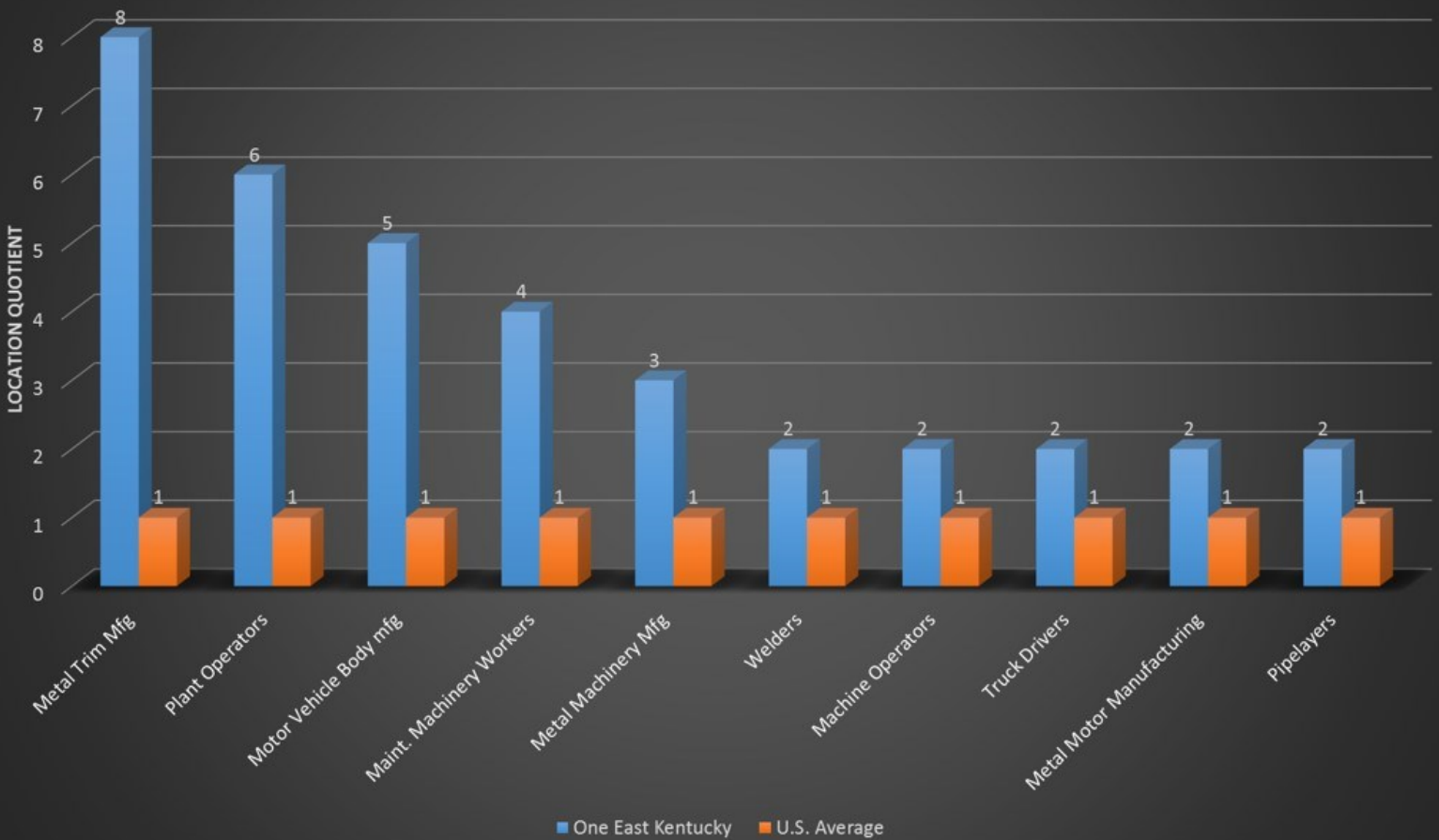
## 5. Existing Skills for Industry

LOUISA, LAWRENCE COUNTY, KENTUCKY 38° 10'20.66"N - 82° 36'55.16"W

### Skill Transferability

The skilled labor exiting the coal industry is easily transferable into new jobs. The graph below shows our region's concentration of highly sought after skillsets by manufacturers and other industrial processing facilities. Plant Operators, Machinists, Welders, Truck Drivers, Equipment Operators: All are ready to work today.

### ONE EAST KENTUCKY vs. U.S. AVERAGE



***“Elevating Industry”***

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## 6. Training

LOUISA, LAWRENCE COUNTY, KENTUCKY 38° 10' 20.66"N - 82° 36' 55.16"W

The Kentucky Community & Technical College System is the state's interconnected body of technical training institutions. All colleges have the ability to trade-out industry-specific programming to meet your needs. *The One East Kentucky region is home to three community & technical college systems with 10 campuses covering our nine-county region!*



### STANDARD TRAINING



**Programs Available:**

- Aviation Maintenance Technology
- Aircraft Structures
- Aircraft Powerplants
- Airframe Maintenance Technician
- Powerplant Maintenance Technician



**Certifications Available:**

- ARC Cutter
- ARC Welder
- AWS National Skills Standard Level 1
- Gas Welder
- Gas Metal Arc Welding
- Gas Tungsten Arc Welding
- Pipeline Welder
- Production Line Welder
- Shielded Metal Arc Welding
- Tack Welder
- Welder Helper



**Certifications Available:**

- Exploratory Machining
- Machine Tool Operator
- CNC Operator
- Tool & Die Apprentice
- CNC Machining & Waterjet Technology



**Certifications Available:**

- Automation Technology
- Computer Maintenance Technician
- Electronics Technician
- Electronics Tester
- Industrial Electronics Technician
- Instrumentation Technician
- Maintenance Technician
- Mechanical Technician
- Robotics and Automation Tech

### CUSTOM TRAINING

# WORKFORCE SOLUTIONS

CUSTOMIZED EMPLOYEE TRAINING

**Workforce Solutions offers Fully Customizable Training for your Company or Project.**

- ◆ Customized Training Development
- ◆ Training at our Facility or Yours
- ◆ On-site Train-the-Trainer at Existing Facility
- ◆ Training Anytime, night or day
- ◆ Training Implementation
- ◆ Skills Assessments for Potential Workers

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7. eKAMI

LOUISA, LAWRENCE COUNTY, KENTUCKY 38° 10'20.66"N - 82° 36'55.16"W



[Click Here To See More About eKAMI](#)

The Haas Technical Education Center Network is an industry & education led initiative that enables manufacturing technology educators and their schools to acquire the latest CNC machine tools and related CNC ancillary equipment, software and educational materials.

The eKentucky Advanced Manufacturing Institute is the latest HTEC program and will provide students with a relevant high tech and hands-on educational experience. The first students will be former coal industry workers transitioning to new industry. The program will graduate work-ready CNC machinists, programmers & engineers for today's industrial employers as well the manufacturing challenges of the future. HTEC Members can tap into a network of over 1700 institutes as well as nearly 100 CNC Technology Partners, who are pledged to support CNC Education.

The HTEC program is certified by the National Institute for Metalworking Skills (NIMS). NIMS operates under rigorous and highly disciplined processes as the only developer of American National Standards for the nations metalworking industry.





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## 8. Incentives

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### Payroll Grant – Kentucky Business Investment (KBI) Program

This grant provides 5 percent of gross wages for up to 15 years for qualifying projects (10-plus new jobs, capital investment of at least \$100,000, average wage of at least \$9.06/hour plus benefits of an additional 15 percent)

### Corporate Tax Rebate – Kentucky Business Investment (KBI) Program

This credit can provide up to 100 percent of corporate income or limited liability entity tax arising from a project. The company may collect up to 100 percent of initial investment over a 15 year period of time as a credit against state corporate taxes.

### Sales and Use Tax Refund – Kentucky Enterprise Initiative Act (KEIA)

For new or expanding projects, KEIA provides a refund of Kentucky sales and use tax paid by approved companies for building and construction materials permanently incorporated as an improvement to real property. KEIA is also available for Kentucky sales and use tax refunds for eligible equipment.

### Real Estate Grant

We understand the need for your project to reduce start-up costs and are open to working on a mutually beneficial deal to get your project running and profitable as quickly as possible. Local Government entities will consider low-cost or free lease/sale transactions on property, existing buildings and/or build-to-suit for qualifying projects based on the number of jobs, wages and total investment dollars. These incentives are negotiable with Regional Industrial Development Authorities and Local Municipalities on publicly owned properties and are considered on a project-by-project basis.

### Workforce Training Incentives

By utilizing Kentucky's College System, new industry may qualify for up to 100% of eligible training costs associated with the hiring of new employees. The KCTCS-Trains program offers customizable workforce and industry training to relocating or expanding companies. Additional workforce incentives and grants are available through the Bluegrass State Skills Corporation.

### OJT Funding

Through our regional group, Eastern Kentucky Concentrated Employment Program (EKCEP), federal On-The-Job Training Funds may be used to cover up to 50% of new employee wages for a period of up to six months. This program provides significant payroll savings while putting our highly skilled laborers back into the workforce. This program is considered on a case-by-case basis and is not guaranteed.

*For more information on Kentucky Incentives, visit [www.ThinkKentucky.com](http://www.ThinkKentucky.com)*