

February 21, 2012

Mark Lundine
JRS Program Administrator
Section Supervisor, Office of Redevelopment
Ohio Department of Development
77 South High Street, 28th Floor
Columbus, OH 43215

Subject: *Fayette County Mega Site*

Dear Mr. Lundine:

This letter is to confirm that the 1,500+ acre Fayette County Mega Site has met *Ohio Job Ready Site* certification requirements for the *Mega Manufacturing* category. With its flat topography, robust natural gas capacity, and proximity to intersecting, limited-access highways, the property has been considered by some of the largest industrial projects over the last two decades. Yet, without adequate water and sewer capacity, this site could not meet the timelines for proposed automotive assembly facilities and other large industrial prospects. The *Ohio Job Ready Site* grant has helped this site to eliminate these obstacles and achieve “certification”.

As a *Certified Mega Manufacturing* property, the delivery infrastructure of each utility is either on or adjacent to the site with a system capacity able to meet the requirements of the vast majority of today’s industrial requirements. Additionally, the necessary site due diligence has been performed and documented for this property ensuring that any interested prospect can commence construction with minimal delay. Moreover, the construction of the neighboring *Central Ohio Logistics Center* brings rail access adjacent to the site, and shows the marketplace the State of Ohio’s committed to attracting large industrial expansion to this property.

Per Fayette County’s purchase options with the site’s land owners, the options are now “renewed for a period of seven (7) years upon certification.” Therefore, these purchase options now expire on February 21, 2019.

Over the last few years, Austin Consulting has worked collaboratively with the Ohio Department of Development, the *Central Ohio Logistics Center*, and the Fayette County Engineer to ensure that this property is prepared to accommodate future, large industrial expansion. Austin Consulting is satisfied that the *Fayette County Mega Site* meets the JRS *Mega Manufacturing* requirements.

Should the Department of Development or prospective companies have questions related to this site please do not hesitate to contact me (jonathan.gemmen@theaustin.com).

Best regards,



Jonathan Gemmen
Location Consultant