1. EastPark Description of Project

EastPark is the marketing name for the Northeast Kentucky Regional Industrial Park Authority's 1,000-acre business park near Ashland and Grayson, Kentucky. The park is the creation of Boyd, Carter, Elliott, Greenup and Lawrence County governments and the Commonwealth of Kentucky.

In the early 1990s the Kentucky General Assembly enacted legislation that allowed for a percentage of the state's coal severance tax revenue to be placed in industrial development accounts for coal-producing and coal-impacted counties.

In the case of EastPark, the five county Judge Executives met in 1994, under the auspices of the FIVCO Area Development District and the Economic Development Corporation of Boyd and Greenup Counties (later absorbed to form the Ashland Alliance), and decided to apply for regional park funds.

Prior to the judges' meeting, then Kentucky Governor Paul Patton, a supporter of the regional park concept for areas of the state with high unemployment or other barriers to economic development, met with executives of the Addington Companies and negotiated the gift of 1,000-acres of land in Boyd, Carter and Greenup Counties for a regional park. After the land was pledged, officials from the five counties adopted the required inter-local agreement and other documents, including an agreement on how property tax revenue generated by firms that located in the park would be distributed. That agreement was formalized and approved by the state. With completion of that agreement, an application was filed with the economic development cabinet to fund preliminary engineering for the park. The engineering study and master plan included estimates for phase one infrastructure and a shell building. EastPark is a five-county park that lies in three of those counties. The park now holds a state-of-the-art campus of the Kentucky Community and Technical College, the FIVCO ADD, AT&T, Cintas, General Sales, and Ohio Valley Wholesale/HD Hackney.

Since the time of the park’s inception, coal severance dollars have become nearly extinct and the Northeast Kentucky Regional Industrial Park Authority has no income other than that of land sold. Without income, marketing the park and its assets has been practically impossible. Those times are changing. Through relationships with the Kentucky Cabinet for Economic Development, Ashland Alliance, and Kentucky Power, EastPark has been making great strides toward achieving the economic development goals set forth in creating the park. Partnerships and vision have positioned the park and the region for a new economic future.

In the last two years, EastPark has earned the American Electric Power Quality Site Certification through McCallum Sweeney. The park also has the distinction of housing eastern Kentucky’s first BuildReady site. These certifications make EastPark ready to go for development and take away potential risk to a prospective client.
Boyd and Greenup counties earned the Kentucky Work Ready Certification. A Kentucky Work Ready Community Certification is a measure of a county’s workforce quality. It is an assurance to business and industry that the community is committed to providing the highly-skilled workforce required in today’s competitive global economy.

The Ashland Alliance, the marketing agent for EastPark, has also dedicated dollars to the marketing and growth of EastPark. In partnership with EastPark and the Boyd and Greenup County Fiscal Courts, Ashland Alliance has been awarded $67,000 in Kentucky Power grants to be used to secure a marketing firm to actively market the region, including EastPark.

Essentially, we’ve invested in our people. We’ve invested in our sites and we are ready to move this park forward. Our proposal intends to remove the remaining obstacles in our path. Eastern Kentucky is not seeing the growth at the rate of the rest state and every advantage we can use to move forward is critical.

First, our 110,000 sq. ft. spec building was built in 2003 at a cost of $2.29M. The building debt still has a balance of $994,840. There is currently a letter of intent to purchase this building and an additional 200 acres for a $1.3 billion development.

Next, we believe finishing out the infrastructure at EastPark is crucial. In 2015, EastPark was awarded a $100,000 Kentucky Power grant to compact a new site in the park. That site was recently named a BuildReady Site from the Commonwealth of Kentucky.

There is complete infrastructure everywhere in the park except a sewer line to the newly compacted site. Our proposal includes that sewer line extension. The existing gravity sewer extends north to south edge of the next lot. This is as far north as it can extend by gravity as the lots to the north of that lot are lower in elevation. Therefore, as part of the master plan, a pump station near the proposed north cul-de-sac is required to serve the north portion of the park. The sewer extension is estimated at $330,000.

Part of our proposal includes completing the roads within the park. The road that needs to be completed is a 3,100 x24’ road to the newly compacted site at a cost of $601,050 for engineering and construction. We believe this will allow for the best possible presentation of EastPark to prospective clients.

Our total project plan for EastPark requires $16,976,550 in funds. Through other partnerships and private development, EastPark has been able to secure $9,976,550 toward completing the project. EastPark stands ready to fulfill its original mission as the job creation hub of Northeast Kentucky. In addition, this grant, if awarded, as a direct impact on over 125,000 residents in the 5-county region. We look forward to building a new strong economy for Northeast Kentucky.
2. **EastPark AML Nexus**

The FIVCO region (Boyd, Carter, Elliot, Greenup, Lawrence) stands to benefit greatly from the improvement in infrastructure and site preparation at EastPark. The Northeast Kentucky Industrial Park Authority recently inked a non-binding letter of intent with a private company to locate at EastPark Site B. The company plans an initial investment of $1.3 billion while creating approximately 1,000 temporary construction jobs and another 550 full-time permanent jobs.

Further, the Ashland Alliance, marketing agent for EastPark, has submitted RIFs for as many as 1,500 jobs recently for the area. By improving the infrastructure and sewer as well as preparing the site for potential new businesses EastPark stands to see a significant increase in traffic. We expect a ripple effect from the onboarding of the new private investment that could fill EastPark up completely, but we have to be ready.

EastPark would like to construct 3,100 linear feet of road in the park. In addition, EastPark needs to prepare a significant portion of EastPark Site B to build on the loosely placed mine spoils. The highly technical and precise nature of the business requires extreme caution in avoiding differential settlement over time. The private business plans to invest approximately $10 million dollars to improve the site – a two for one match. The site preparation will hold $600 million worth of state of the art manufacturing equipment.

In order to provide sewer services to all of the park, we are requesting funds for two pump stations, which include a 6” force main and 8” gravity sewer line from EastPark’s newly compacted pad as well as to and around the new private business location. This pump station and extension will service the north portion of the park, making those lots more appealing to prospects. The sites will be prepared for immediate occupancy for spin-off businesses from the $1.3 billion investment.

EastPark is a five-county regional industrial park. It serves the communities of Boyd, Carter, Elliott, Greenup and Lawrence counties. This region is comprised of nearly 150,000 residents. Currently, the companies within the park employ 1,076 people. The Technology Drive Campus of Ashland Community and Technical College, located on Site B in EastPark, services 2,235 FIVCO area students. ACTC is a premier workforce training provider that offers training opportunities to the park, 20 hours a day, six days a week.
3. **EastPark AML Benefits**

The project benefit for each part of the EastPark Project is, in the simplest form, job creation. The park was designed to be the job creation hub for the 5-county region and has yet to realize that distinction. Breaking down the project into its parts allows us to analyze how each component helps accomplish that goal.

Completing the infrastructure in the park removes the barrier of time associated with locating a prospect in the park. Completed roads and the availability of all utilities to all parts of the park makes each parcel much more marketable. A client will not have to consider those aspects in regard to what will need to be completed before it can be open for business.

Finally, the benefit to the FIVCO region once there is activity in EastPark is immeasurable. The boost to the five county economies when new businesses choose to locate in EastPark is incalculable. Ashland Community and Technical College students as well as future students stand to benefit as well. ACTC already holds a distinguished reputation for designing programs to fit the needs of local business and industry. The skills and training that could be offered based on new business in EastPark is limitless. A newly announced partnership with a private company has catapulted ACTC distinguished reputation even further. ACTC will collaborate with the company to provide a well-rounded highly technical degree that will lead to a good paying job.

We anticipate as many as 3,850 jobs will be available if we are able to complete the park the way it was designed. Recently we announced a letter of intent for a private company to invest $1.3 billion in the park – approximately $600 million in equipment alone. Spanning from that, we anticipate a ripple effect of business co-locating in surrounding areas.

The Northeast Kentucky Regional Industrial Authority, The Ashland Alliance and our partners; the surrounding counties, and Kentucky Power have put in the work. The Industrial Authority and surrounding counties have invested $496,000 in the completion of infrastructure at EastPark. We have no more funds to contribute and need to make EastPark as marketable as possible in order to ensure its future. The Ashland Alliance is dedicating $60,000 from its Economic Development Fund to market EastPark. The Alliance has helped us secure an additional $219,500 in grant funding from Kentucky Power for site compaction, Spec Building improvements and marketing. In addition, Kentucky Power invested over $100,000 for the McCallum Sweeney Quality Site Certification through American Electric Power earned by EastPark in early 2016.

EastPark was created and designed to reclaim a former strip mine and create jobs for the FIVCO region. We will provide letters of support from local stakeholders.