



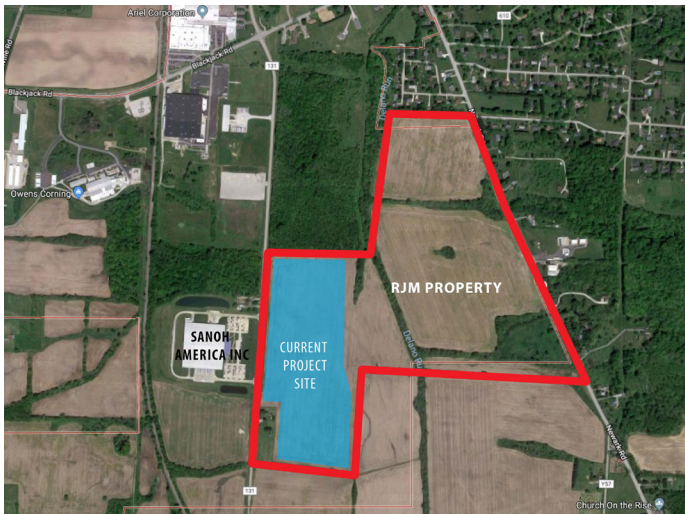
OHIO'S ELECTRIC COOPERATIVES CURRENT

September 2018

Find Your Manufacturing Site in Mount Vernon, Ohio

The workforce in Mount Vernon, Ohio, knows how to get manufacturing done—and the community knows how to give manufacturers and fabricators a competitive edge.

- Need tremendous excess infrastructure capacity? Check!
- Skilled machinists, world-class welders, and fabricators? Check!
- Industrial sites ready for immediate development? Yes! And check out the new Mount Vernon site that's nearing completion of JobsOhio's rigorous site authentication process.



The 35-acre RJM site (shaded in blue) located in Mount Vernon, Ohio, is ready for immediate development.

Prepared for opportunity

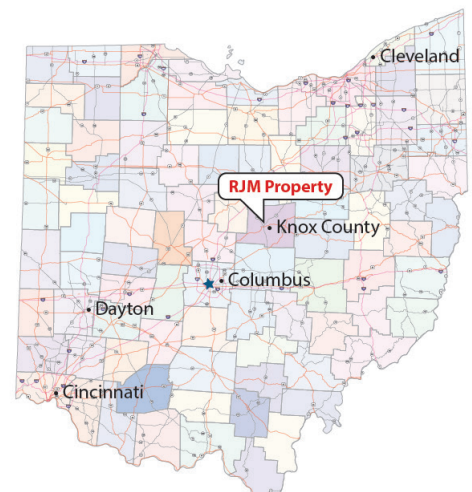
In 2016, Ohio's Electric Cooperatives (OEC) crafted a grant program to help communities served by electric cooperatives advance their local economic development initiatives by preparing sites for JobsOhio authentication and then marketing their available sites.

The RJM site in Mount Vernon received one of OEC's first \$15,000 grants. The initial grant helped pay for the Phase 1 environmental study for the entire site, wetlands assessment, geotechnical survey, and other due diligence items required for JobsOhio authentication, noted Gary Baker, director of marketing and public relations for The Energy Cooperative.

The JobsOhio authentication team recommended that the Area Development Foundation, Inc., the private, non-profit economic developer for Knox County, focus first on an immediately developable 35-acre portion of the RJM property, so that site is now in the authentication pipeline. OEC recently awarded a second grant of \$5,000 to create specific marketing collateral and mapping materials to entice manufacturing and industrial users to develop this site.

Mount Vernon Enterprise Complex home to 19 employers, 2,800 workers

The RJM site is immediately adjacent to the Mount Vernon Enterprise Complex, a successful legacy industrial park and regional employment center encompassing 300 acres, with 19 end-users employing approximately 2,800 full-time employees. The RJM



The Mount Vernon, Ohio, RJM site is centrally located in Knox County.

site is flat, vacant, has all utilities at the site, and is well-suited for large-scale manufacturing and industrial end-users.

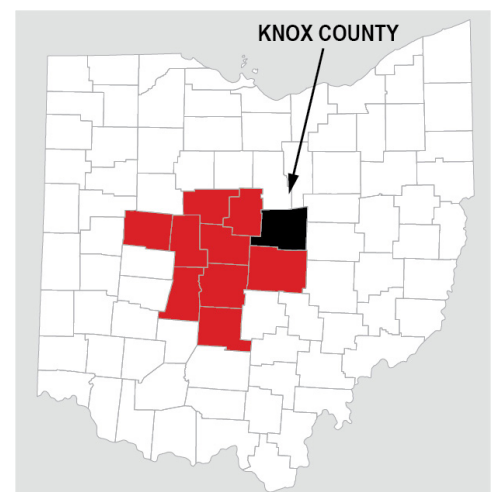
Local manufacturing workforce has sought-after skills

Mount Vernon, the county seat of Knox County, Ohio, benefits from a multi-generational manufacturing workforce with highly-desirable specialized skills such as machinists and world-class welders. Nearly all of Knox County's 10 largest private employers are manufacturers, said Jeffry Harris, president of Area Development Foundation, Inc. "Local manufacturers produce materials and components for the automotive, energy, construction, and food industries."

"Manufacturing is a key part of our innovation strategy. It continues to be a strong and growing industry, and the Columbus Region represents the future of new manufacturing, offering the greatest access to the U.S. market, world-class resources and a competitive workforce," said Kenny McDonald, President and CEO, Columbus 2020.

Knox County, Ohio's Largest Private Sector Employers		
Company	FTE	Operations
Ariel Corporation	1,500	HQ and manufacturing of gas compressor company
JELD-WEN, Inc.	470	Distribution of door products
FT Precision, Inc.	370	Manufacturing of engine rocker arms
Sanoh America, Inc.	230	Manufacturing of brake and cluster tubes
Kokosing Construction Company, Inc.	200	HQ of construction firm
AMG Industries, Inc.	125	Manufacturing of metal parts, gaskets, wire forms
United Precast Industries	115	Manufacturing of concrete products
Schafer Driveline, LLC	100	Manufacturing of axles, transmissions, brake components for ATVs and other utility vehicles
Heating & Cooling Products	95	Manufacturing of metal and PVC pipe, ducts, other parts
Burrows Paper	95	Manufacturing of food packaging

Source: Columbus 2020 Facilities Database



Knox County is part of the 11-county Columbus Region.

COLUMBUS
2020

Fresh faces, fresh ideas, inspire local investment

Three local colleges—Kenyon College, Mount Vernon Nazarene University, and Central Ohio Community College (COTC)—bring a constant influx of new residents and fresh faces to Knox County. Since 2010, \$42 million in private funding has been invested in a three-block area of downtown Mount Vernon to create extended-campus facilities for each of the local colleges. Investments include creation of a 5,500 SF maker space for Mount Vernon Nazarene University's Engineering Program, dedicated facilities for Kenyon College's Film School, COTC Knox Campus classrooms, new restaurants, and a micro-brewery.

"Businesses that choose to locate in Mount Vernon get the best of both urban and rural worlds," comments Harris. "We're an easy 45-minute drive from the Columbus metro area, we have the local resources of internationally-competitive institutions, and our residents enjoy the beautiful rolling hills of our rural landscape."



Mount Vernon is the county seat and largest city in Knox County, Ohio, which is home to Kenyon College, Mount Vernon Nazarene University, and Central Ohio Technical College's Knox Campus.

Available excess capacity of 2-30MW

The local electric co-op, The Energy Cooperative, provides engineering services and expansion investment for the power infrastructure that serves the RJM property and other industrial sites in a multi-county region. Within the Mount Vernon Enterprise Park Complex, there is currently 2MW of available capacity, with the ability to expand to 30MW of capacity in 12-18 months on an adjacent substation site. The Energy Cooperative's Gary Baker notes, "We're in a position to support whatever need the RJM site might require as the primary provider or a redundant source. We're prepared for almost any type of industrial facility."

Local resources provide exceptional responsiveness

As Joshua Filler, P.E., manager of engineering for The Energy Cooperative, states, "Our member service is our primary advantage. Our rates are very competitive, but most importantly, we're closely linked to our members. We can respond quickly to questions, engineering, or issues because we're right here in the community."

Continuous system maintenance and equipment upgrades provide enhanced reliability. The Energy Cooperative's members in the industrial park benefit from the cooperative's low System Average Interruption Duration Index (SAIDI), which correlates to minimal outages.



Your Touchstone Energy® Partner



Efficiency retrofits reduce demand and energy costs

The Energy Cooperative enjoys a healthy member growth rate of about one percent annually, but efficiency measures help keep demand steady. The cooperative's lighting rebate program provides a rebate on lighting material costs for high-efficiency retrofits or new construction, based on the wattage reduced. In addition to the rebates, members save on both demand and energy costs.



Beyond the usual site certification process

SiteOhio goes beyond the usual site certification process, putting properties through a comprehensive review and analysis. Authenticated sites are ready for immediate development on Day 1, guaranteeing that all utilities are on-site with adequate capacities and

that due diligence studies have been completed. The SiteOhio seal also ensures the site is free of incompatible uses, with no limitations or insurance liability based on surrounding property.

JobsOhio staff is excited to see the progress communities such as Knox County and Mount Vernon have made related to site and community readiness. The partnership demonstrated to prepare this site for authentication illustrates Knox County's and Ohio's Electric Cooperatives' commitment to be a community ready to win growth opportunities.

Find your place in Mount Vernon, Ohio

For more information about the RJM property and additional sites in Mount Vernon and surrounding Knox County communities, contact:

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Dollar Tree Constructing New Distribution Center in Morrow County, Ohio

North America's leading operator of discount variety stores plans to invest more than \$125 million to construct a new 1.2 million-square-foot distribution center in Morrow County's Bennington Township. The facility will employ 400 and be operational in summer 2019.

Morrow County straddles I-71 between Columbus and Cleveland and is within 8 hours of 60 percent of the U.S. and Canada population. The Dollar Tree distribution center is situated directly on I-71 at one of the county's two I/71 interchanges. The new facility will enhance Dollar Tree's supply chain and provide prime access to quickly and efficiently move product to its stores.

Dollar Tree currently operates more than 735 Dollar Tree and Family Dollar stores in the state of Ohio. Dollar Tree was ranked No. 136 on the 2017 Fortune 500 ranking of largest companies. As of fiscal year-ended February 3, 2018, the company operated 14,835 retail stores across 48 states and five Canadian provinces, along with a network of 22 distribution centers.



Morrow County is located approximately 45 minutes north of downtown Columbus. Morrow County is the northernmost county in the 11-county Columbus 2020 region that's in the midst of unprecedented-

ed economic growth. The Columbus Region has greater access to the U.S. market than any other major metro. More than 4,400 logistics establishments employing over 83,000 employees thrive on the Columbus Region's ultra-modern interstate highway system, third-party logistics companies and multiple rail terminals.

Buckeye Power and Ohio's Electric Cooperatives can help with:

- Comprehensive site and building portfolios
- Preliminary site studies
- Site search tours
- Assistance in identifying financial incentives
- Electric rate analyses
- Community profiles
- State and local government contacts
- Contractor introductions

Look for Us:

Site Selectors Guild Fall Forum

September 10-12, 2018
Greenville, South Carolina

Industrial Asset Management Council (IAMC) Fall 2018 IAMC Professional Forum

September 15-19, 2018
Philadelphia, Pennsylvania

2018 OEDA Annual Summit

October 17-18, 2018
Columbus, Ohio

2018 NREDA Annual Conference

November 7-9, 2018
St. Petersburg, Florida

Touchstone Energy NET Conference

February 11-13, 2019
San Diego, California



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