

GRANT REQUEST FORM



Property Information:	Answer
Property Name:	Riverport Phase 5
City:	Louisville
County:	Jefferson
State:	KY
Zip	40258

Applicant Information:	Answer
Organization:	Louisville & Jefferson County Riverport Authority
Name/Project Manager:	Matt Yates
Title:	Vice President
Address:	6900 Riverport Dr, Suite A
City:	Louisville
County:	Jefferson
State:	KY
Zip	40258
Office Number:	502-935-6024
Mobile Number:	502-889-0312
Email Address:	matt.yates@jeffersonriverport.com

Application Fee:	Answer
Check # for \$500 Application Fee:	20818

*Check should be made payable to the "KAED Foundation" and mailed to: KAED, 101 Burch Court, Frankfort, KY 40601

Ownership and Background:	Answer
Please provide a brief background on the property, including ownership.	The rail-served property is a compilation of several large parcel estates that were acquired by Riverport over the last 15 years. This included some farm land and several homes that have been cleared today. Riverport has zoned the properties for industrial development and all needed permitting is in place.
If some form of public control is in place on the property (publicly-owned, option to purchase, fixed price repayment agreement, etc.), please explain:	This property is owned by the Riverport Authority to be sold for industrial use.

Grant Request:	Answer
Grant Request Amount (\$): <i>Please keep in mind that there is a cap of \$500,000 per applicant/property.</i>	\$500,000
Describe the proposed project and how funds will be used: <i>Please keep in mind that the grant funds should be tied to physical improvements at a particular property (not master planning studies, etc.)</i>	The site is Louisville/Jefferson County's largest industrial parcel and is vital to new economic development opportunities for the city. The site is FTZ ready as it is Alternative Site Framework Approved. The grant funds will be used to make the site more shovel-ready, which includes an estimated \$100k in clearing, an estimated \$80k buffer berm shielding the site from nearby homes, \$1.3 million in new access roads, a \$100k sewer line extension, and a \$750k full-site water detention/treatment. Other available funds will be used for land acquisition to maximize the full site potential.
Address the need and potential impact that the grant funds can have on the property and area:	The property is very close to residential homes and a large berm is needed for the sake of both neighbors and prospective investors to the industrial site. Furthermore, water detention and access roads take a cost burden off future site companies. Finally, two parcels exist adjacent to the site that have been identified for acquisition to expand the site to nearly 200 acres.
Describe the process for securing the local 50/50 match funding:	Riverport will provide the match from existing cash reserves.

<p>Please list the various sources of funding for the 50/50 match and how much each source will be responsible for:</p>	<p>Cash.</p>
<p>When can the local 50/50 match amount be available?</p>	<p>Immediately upon request.</p>
<p>Describe previous projects and site prep work (if any) that has been completed to date on the property. Any additional items budgeted for improvements?</p>	<p>Riverport has invested over \$3.6 million in site work which includes permitting, clearing, utility extensions, bad habitat removal, roadways, a new traffic signal, two railroad crossings, demolition, and engineering. Roads and sewer line extension listed in the proposed \$2.3 million project description will be addressed in the 2019-2020 budget and other items addressed as funds become available through grants and/or land sales.</p>
<p>Additional comments:</p>	<p>Based on feedback from potential purchasers, consultants, and agents that have visited the site, the property still needs complete roads, removal of heavy brush and spoilage, a berm buffer from nearby homes, and an on-site detention basin.</p>

PROPERTY INFORMATION

PROPERTY AVAILABILITY

Tax Parcel	Parcel Size	Owner(s)	Property Price (indicate if average price per acre or total for all acreage):
105900480000	59.8 acres	Riverport Authority	\$90k/acre
105900400000	107.6 acres	Riverport Authority	\$90k/acre
105905920000	10.7 acres	Riverport Authority	\$90k/acre
105901030000	6.5 acres	Riverport Authority	\$90k/acre
105905910000	5.2 acres	Private Party	TBD
105901000000	2.8 acres	Private Party	TBD
(add more rows if necessary)			

Question	Answer
What is the preferred type of real estate transaction?	Land sales.
Is the property in an existing industrial park?	The property is a new industrial park in itself.
Are there any covenants, conditions, or restrictions for the property?	Local & State restrictions apply.
Are there any leases (hunting, timber, agriculture) on the property?	No.
Are there any known judgments or liens on the property?	No.
Identify any easements (including conservation easements) and rights-of-way on the property and owner for each:	There are railroad and utility easements on site. All development will occur with those easements in mind.

PROPERTY DEVELOPABILITY

Acreage of the property	Acres	Comments
Total Acres	181	Riverport has 181 acres currently owned, with a single 164 acre parcel zoned industrial (17 more of which need zoning change). All of this is greenfield. There are 7 more acres for potential acquisition with an existing house on site. The largest parcel for a single user would be 60 acres if we added roads where planned. Additional acreage includes easements and rights of way.
Available Acres (greenfield)	164	164 available.
Developable Acres	181	
Contiguous, developable acres (if a site for a single user)	181	
Largest contiguous, developable parcel (if a park for multiple users)	60 acres	

Provide a chronology of each parcel's previous use including dates:

Timeframe	Use
Prior to 2004	Residential & Farmland
2004-2013	Acquisition of properties
2013-present	Under development

CONDITIONS ON SITE

Question	Answer
Number of existing structures on the property:	0 on owned land. There is one house on the potential 7 acre acquisition.
Describe each structure on the property:	n/a
Topographic elevation of the property:	Slight slope.
Maximum topographic elevation:	456'
Minimum topographic elevation:	432'
Describe any areas of the property with bodies of water, creeks, wetlands, etc.:	There is one man-made pond on site that is mostly drained and well as a swell that runs north to south over property.
Identify the jurisdiction(s) controlling these bodies of water / wetlands:	US Army COE permitting is in place for mitigation of all streams and wetlands.
Identify any other items on site that may impact the property's developability:	N/A

Describe the soil types and conditions:	The subsurface conditions in the vicinity are variable due to the nature of the deposits (i.e., water-laid deposits). It is not uncommon for the upper few feet of soils to be softer due to alluvial deposition or due to past farming activities. The upper soils typically are comprised of clayey or silty deposits that transition to sandy deposits generally 15 to 30 feet below existing grades. The sandy deposits eventually transition to sand and gravel that extend to bedrock.
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Flood Zone

Identify the FEMA Flood Zone designation(s) associated with the property (Zone X, Zone A, Zone AE, etc.) and the corresponding acreage in each flood zone:

Flood Zone	# of Acres
AE	8
(add more rows if necessary)	

Question	Answer
Indicate FEMA Firm panel number(s):	21111C0136E
Has there been any filling done on the property? If so, describe:	No

ENVIRONMENTAL

Indicate the status of each environmental due diligence report:

Report	Date Completed	Expected Completion Date	Not Planned Currently
Phase I (and/or Phase II)	2007		
Wetlands delineation	2013		
Endangered species	2014/2015		
Archaeological/historical	2014		
Geotechnical Assessment	2019		

Subsurface

Question	Answer
Indicate if the property owner(s) has current ownership of the mineral rights:	Yes
If no, indicate who owns the mineral rights:	N/A
Are there any leases on the mineral rights?	No
Has the property been drilled or mined in the past? If yes, describe.	No
Indicate the location of any mines within two miles of the property.	N/A
Does the property have evidence of sink holes, natural springs, or cave? If yes, describe.	No
Is the area prone to sink holes, natural springs, caves, etc. If yes, describe.	No

Air Quality Status

Indicate the status of the property location in regards to federal air pollution regulations:

Pollutant	Attainment	Under Review
Ozone (8-Hour)	Marginal Nonattainment	
Ozone (1-Hour)		EPA revoked this standard and replaced it with the 8-hour standard
Carbon Monoxide	Attainment	
Particulate Matter 10	Attainment	
Particulate Matter 2.5	Attainment	
Lead	Attainment	
Sulfur Dioxide	Attainment	
Nitrogen Dioxide	Attainment	

ZONING

Question	Answer
Is there zoning in the area?	Yes
If yes, please answer questions on Rows 95-99.	
If no, please indicate the comprehensive plan's land use designation for the property.	
Indicate the jurisdiction in which the property is zoned (city, county, etc.):	Louisville, KY
Identify the property's current zoning:	EZ-1
Is a zoning change necessary for industrial uses?	164 acres is zoned industrial. 17 acres of acquired property, and seven acres of identified property to be acquired will require adjustments.
If a zoning change is necessary, detail the process and approvals necessary to rezone and timeline to complete:	An application will be filed to city, which will initiate a review and public hearing. The process should take 12-16 weeks to fully complete.
Identify the current zoning of surrounding properties and indicate their location in relation to the property:	There is industrial, commercial, and residential properties within a one mile radius.

Restrictions

Question	Answer
Identify any noise restrictions for the property:	No truck idling at night.
Identify any height restrictions for the property:	No

MISCELLANEOUS

Question	Answer
Real Property Tax Effective Rate	\$1.1205 per \$100 of assessed value Includes county, state, school, & fire.
Personal Property Tax Effective Rate	Tangible property varies. Many items are exempted from state and/or local property taxation, or are taxed at a lower rate. For example, manufacturing machinery is exempt at the local level, and taxed at a rate of .15 per \$100 of assessed value at the state level.
Is the property in an area that is eligible for New Market Tax Credits?	No

Fire Protection

Provide information below regarding fire:

Question	Answer
Closest fire station to the property	13210 Dixie Highway
Distance to the property (miles)	0.6 miles
Response time to the property (minutes)	< 2:00 from closest firehouse to location Average response time for PRP Fire Units to all incidents in 2018 (6:13)

Number of personnel per 1,000 population	1.13
Percentage of paid personnel vs. voluntary personnel	70% paid vs 30% volunteer
Resources available at the nearest fire station	Primary response unit is a Quint (75' Aerial/1500 GPM Pump) Secondary response unit is a Pumper 1500 GPM Specialized unit is a brush fire unit
Current fire insurance rating	ISO 2

PROPERTY ACCESSIBILITY

ROADS

Question	Answer
Describe property ingress/egress routes in regards to congestion and safety:	Property is adjacent to US-31W. There are two ingress/egress routes on site. One is a four way stop light for primary truck use and the other is a stop sign. Both have new signalized railroad crossings.
Indicate the total number of roads providing access to the property:	2
Is access to the property controlled with a traffic signal:	Yes
Identify the nearest highway/interstates:	At sight.

Question	Answer	Distance from Property (miles)
Nearest four-lane highway	US-31W	Adjacent
Nearest North/South interstate(s)	I-265	2.5 miles
Nearest East/West interstate(s)	I-65	12.5 miles

Question	Answer
Describe the transportation route from the nearest interstate to the property (please describe interchange accesses including physical design, controlled intersections, traffic patterns, number of lanes, etc.):	The property is 2.5 south of I-265's US-31W exit. 31W is a four lane highway with traffic controlling signals.
Is the route from the property to the closest interstate, including roads, interchanges, bridges, and underpasses, able to accommodate standard tractor-trailer access (80,000 lbs.)?	Yes
If no, please describe any necessary off-site improvements.	N/A

COMMERCIAL AIR SERVICE

Provide information below regarding commercial air service:

Question	Answer
Name of commercial airport	Louisville International Airport
Airport identifier	SDF
Distance from the property (miles)	16 miles
Longest runway length	11,877 ft
Passenger carriers	United Airlines, Delta Air Lines, American Airlines, Southwest Airlines, Allegiant Airlines, Frontier Airlines.
Air cargo carriers	UPS, FedEx, USA Jet, Ameriflight
Total number of daily non-stops	31 for passenger carriers
Total number of daily non-stops (international)	0 for passenger

GENERAL AVIATION AIRPORT

Provide information below regarding the general aviation airport:

Question	Answer
Name of general aviation airport	Bowman Field
Airport identifier	LOU
Distance from the property (miles)	26 miles
Longest runway length	4,356

PORTS

Provide information below regarding ports:

Question	Answer
Name of closest port	Port of Louisville
Distance from the property (miles)	8 miles

RAILROADS

Question	Answer	
Will the property be marketed as being served by rail?	Yes	
Provide information indicated below regarding rail service to the property:		
Question	Answer	Answer (if dual rail)
Rail carrier	Paducah & Louisville	
Rail rating	286,000 lbs	
Number of miles to the nearest rail line extendable to the property	On site	
Do you currently have control of rights-of-way to the property?	No	
Describe any necessary rail access improvements	two signalized crossings have already been installed.	

Cost estimate for providing rail service	TBD based on location on site.	
Schedule estimate for providing rail service	6-9 months	

FOREIGN TRADE ZONES

Is the property in a Foreign Trade Zone? If yes, answer the following:

Question	Answer
Zone or Subzone	Alternative Site Framework approved.
FTZ Number	29
Park/Location	
Number of Acres	
Operator	

ELECTRIC QUESTIONNAIRE



The electric questionnaire below should be completed by the electric provider to ensure up-to-date and accurate information. Once completed, please compile the form back into RFI Questionnaire form before submission.

Size Project	Recommended Electric Capacity
Small	1.5 MW
Medium	3 MW
Large	5 MW-10 MW
Industrial Park	5-15 MW

Electric Utility Rate Information	Answer
Please provide a basic "all-in" preliminary electric rate estimate per kWh (inclusive of fees, tariffs, etc.) based on the following estimated usage:	[notes on estimate, assumptions used, etc.]
Monthly Demand: 1.5 MW, facility will operate 6am-10pm, load factor 85%	\$0.048 per kWh with EDR, assuming a 90% power factor, utilizing KU's TOD-P tariff.
Monthly Demand: 3 MW, facility will operate 6am-10pm, load factor 85%	\$0.048 per kWh with EDR, assuming a 90% power factor, utilizing KU's TOD-P tariff.
Monthly Demand: 5 MW, facility will operate 6am-10pm, load factor 85%	\$0.048 per kWh with EDR, assuming a 90% power factor, utilizing KU's TOD-P tariff.
Monthly Demand: 10 MW, facility will operate 6am-10pm, load factor 85%	\$0.048 per kWh with EDR, assuming a 90% power factor, utilizing KU's TOD-P tariff.

Electric Infrastructure	Answer
Property Name	Riverport Phase 5
City	Louisville
County	Jefferson
Electric transmission company	LG&E
Electric distribution company	LG&E
Is customer choice available? (yes/no)	no
Voltage of nearest distribution line(s)	12.47 kV
Distance to nearest distribution line(s)	On Site
Voltage of nearest transmission line(s)	138 kV
Distance to nearest transmission line(s)	On Site
Available electric capacity at the property (MW)	2 MW
Name of substation serving property	Mill Creek
Distance to substation serving property	1.1 mi
Describe any necessary improvements to provide the various recommended levels of electric service	1.5 MW: none. 3 MW: 2000' 795 AAC. 5 MW: same as 3 MW. 10+ MW: New Substation Transformer New 1 mile circuit
Estimated cost to provide the various recommended levels of electric service to the property	1.5 MW: \$ 0M. 3 MW: \$ 0.5M. 5 MW: same as 3 MW. 10+ MW: \$ 6M.
Estimated schedule to provide the various recommended levels of electric service to the property	1.5 MW: n/a. 3 MW: 1 yr. 5 MW: same as 3 MW. 10+ MW: 2 yrs.
Describe any necessary rights-of-way that would need to be acquired in order to provide the various recommended levels of service	1.5 MW: none. 3 MW: none. 5 MW: none. 10+ MW: none.
Feasibility of redundant electric service at the property	Would require significant upgrades to bring service from nearest substation 4 miles away.
Any additional information?	

By providing this information, I am confirming that [PROVIDER NAME] would be willing and able to serve the [PROPERTY NAME] with electric service based on the information provided above.

Digital signature from electric provider:

Name: Lisa Payne
 Title: Economic Development Team Lead
 Date: 7/2/2019
 Phone Number: 502-548-7426
 Email Address: lisa.payne@lge-ku.com

NATURAL GAS QUESTIONNAIRE



The natural gas questionnaire below should be completed by the natural gas provider to ensure up-to-date and accurate information. Once completed, please compile the form back into RFI Questionnaire form before submission.

Size Project	Recommended Natural Gas Capacity
Small	8,000 mcf per month
Medium	15,000 mcf per month
Large	25,000 mcf per month
Industrial Park	15,000mcf – 32,000 mcf+ per month

Natural Gas Utility Rate Information	Answer
Please provide a basic, "all-in" natural gas rate estimate per MCF (inclusive of fees, tariffs, etc.) based on the following estimated usages:	[notes on estimate, assumptions used, etc.]
Monthly Demand: 8,000 mcf per month	\$0.52
Monthly Demand: 15,000 mcf per month	\$0.45
Monthly Demand: 25,000 mcf per month	\$0.41
Monthly Demand: 32,000 mcf per month	\$0.40

Natural Gas Infrastructure	Answer
Property Name	Riverport Phase 5
City	Louisville
County	Jefferson
Natural gas transmission company	LG&E
Natural gas distribution company	LG&E
Size of nearest line(s) capable of providing the recommended level of service	16" and 20" Transmission
Pressure of nearest line(s) capable of providing the recommended level of service	6" Medium Pressure Distribution
Distance to the property (feet)	HP Transmission, MP Distribution
Describe any necessary improvements to provide the recommended level of natural gas service	5 psig delivery to customer, higher delivery can be considered depending on process need.
Estimated cost to provide recommended level of natural gas service to the property	Transmission on West side of property. Distribution on South side of property.
Estimated schedule to provide recommended level of natural gas service to the property	HP and MP distribution supports max assumed load of 100 mcfh
Describe any necessary rights-of-way that would need to be acquired in order to provide the various recommended levels of service	Gas infrastructure is already at this site so minimal if any cost to serve, will
Describe the current usage of the line and any bottlenecks within the system that will need to be upgraded to the various recommended levels of service	depend on final load information, qualified rate and revenue justification calculations
By providing this information, I am confirming that [PROVIDER NAME] service based on the information provided above.	Assumed 320 hours/month 8,000 mcf per month: = 25 mcf/hour, 1-2 months 15,000 mcf per month: = 50 mcf/hour, 2-4 months 25,000 mcf per month: =75 mcf/hour, 4-6 months 32,000 mcf per month: = 100 mcf/hour, 6-8 months None, (Transmission and distribution main is on the property side of the railroad tracks. No RR crossing will be needed to supply this site)
Digital signature from natural gas provider:	Existing system supports distribution, system enhancements may be needed if load exceeds assumed hourly usage

Name: Lisa Payne
 Title: Economic Development Team Lead
 Date: 7/8/2019
 Phone Number: 502-548-7426
 Email Address: lisa.payne@lge-ku.com

WATER QUESTIONNAIRE

The water questionnaire form below should be completed by the water utility provider to ensure up-to-date and accurate information. Once completed, please compile the form back into RFI Questionnaire form before submission.

Size Project	Recommended Water Capacity
Small	100,000 gpd
Medium	250,000 gpd
Large	500,000 gpd
Industrial Park	300,000gpd - 800,000 gpd+
Water Utility Rate Information	
Please provide an "all-in" water rate estimate per 1,000 gallons (inclusive of fees, tariffs, etc.) based on the following estimated usage:	[notes on estimate, assumptions used, etc.] SEE BOTTOM OF PAGE FOR ADDITIONAL INFORMATION*
Monthly Demand: 100,000 gpd	\$357.00
Monthly Demand: 250,000 gpd	\$900.00
Monthly Demand: 500,000 gpd	\$1,805.00
Monthly Demand: 800,000 gpd	\$2,891.00
Water Infrastructure	
Answer	
Property Name	Riverport Phase V
City	Louisville
County	Jefferson
Name of water provider	Louisville Water Company
Size of nearest line(s) capable of providing the recommended levels of service	16 inch water main along Dixie Highway
Distance to the property (feet)	If property abuts Dixie Highway, can connect to water main in right of way. 16 inch water main extends for short distance onto property.
Total capacity of the line(s) serving the property (mgd)	Generally a 16 inch main has a capacity of 4 mgd.
Excess capacity of the line(s) serving the property (mgd)	Capacity is available, 16 inch main in dixie Highway.
Describe any necessary improvements to provide the recommended level of water service	100,000 gpd: N/A (SEE BOTTOM OF PAGE FOR ADDITIONAL INFORMATION)** 250,000 gpd: 500,000 gpd: 800,000 gpd+:
Estimated cost to provide recommended levels of water service to the property	100,000 gpd: N/A 250,000 gpd: 500,000 gpd: 800,000 gpd+:
Estimated schedule to provide recommended levels of water service to the property	100,000 gpd: N/A 250,000 gpd: 500,000 gpd: 800,000 gpd+:
Describe any necessary rights-of-way that would need to be acquired in order to provide the recommended levels of service	100,000 gpd: N/A 250,000 gpd: 500,000 gpd: 800,000 gpd+:
Water Agreement/Contract Information	
Answer	
Does the water provider purchase capacity from another provider? If yes, who is capacity purchased from?	No
How much capacity is purchased?	N/A
When does your current water agreement expire?	N/A
Water System Information	
Answer	
Name of water treatment plant serving the property	Crescent Hill Treatment Plant
Owner/operator of water treatment plant	Louisville Water Company
Distance to the property	27 miles
Total permitted capacity (mgd)	180 MGD
Allocated capacity (mgd)	N/A
Average utilization (mgd)	85 MGD
Peak utilization (mgd)	125 MGD
Excess capacity (mgd)	55 MGD
Are there any other encumbrances including any known requests for additional capacity to the water system capacity?	N/A
Identify any planned upgrades to the water system, including the schedule and the source of funding source for the project.	2019-2024 Capital Budget. Source of funds is depreciation, developer, and bonds.
Additional Information?	
Answer	
Any additional information?	*Water rate estimate is commodity charge only. Monthly bill includes service charge based upon size service selected. In addition, when initial service requested, customer pays one time System Development Charge and meter installation charge based upon size service selected, and tapping fee of \$5,450. See Louisville Water Company 2019 Tariff, Rate Schedule, and Customer Fees and Charges. ** The infrastructure information assumes connection to existing water main in Dixie Highway. Likely distribution mains will need to be extended into site, which are initiated and funded by developer.

By providing this information, I am confirming that [PROVIDER NAME] would be willing and able to serve the [PROPERTY NAME] with water service based on the information provided above.

Digital signature from water provider contact:

Name: Patti Kaelin
Title: Project Manager
Date: 6/28/19
Phone Number: 502-569-0843
Email Address: pkaelin@lwcky.com

WASTEWATER QUESTIONNAIRE



The wastewater questionnaire below should be completed by the wastewater utility provider to ensure up-to-date and accurate information. Once completed, please compile the form back into RFI Questionnaire form before submission.

Size Project	Recommended Wastewater Capacity
Small	75,000 gpd
Medium	200,000 gpd
Large	400,000 gpd
Industrial Park	200,000 gpd - 600,000 gpd+
Wastewater Utility Rate Information	
Please provide an "all-in" water rate estimate per 1,000 gallons (inclusive of fees, tariffs, etc.) based on the following estimated usage:	Answer
Residential: \$4.60 per 1,000 gallons of volume billed;	
Commercial: \$5.31 per 1,000 gallons of volume billed;	
Industrial: \$5.53 per 1,000 gallons of volume billed	
Monthly Demand: 75,000 gpd	\$5.31
Monthly Demand: 200,000 gpd	\$5.31
Monthly Demand: 400,000 gpd	\$5.31
Monthly Demand: 600,000 gpd	\$5.31
Wastewater Infrastructure	
Property Name	Riverport Phase 5
City	Louisville
County	Jefferson County
Name of wastewater provider	MSD
Size of nearest line(s) capable of providing the recommended level of service	8"
Distance to the property (feet)	0 feet (line is located on property within easement)
Type of line serving the property (gravity or force main)	gravity
If force main, excess capacity of nearest pump station serving the property (mgd)	N/A
Total capacity of the line(s) serving the property (mgd)	0.50MGD
Excess capacity of the line(s) serving the property (mgd)	77,960 gpd
Describe any necessary improvements to provide the recommended level of wastewater service	75,000 gpd: N/A 200,000 gpd: 400,000 gpd: 600,000 gpd+:
Estimated cost to provide recommended level of wastewater service to the property	75,000 gpd: available 200,000 gpd: 400,000 gpd: 600,000 gpd+:
Estimated schedule to provide recommended level of wastewater service to the property	75,000 gpd: available 200,000 gpd: 400,000 gpd: 600,000 gpd+:
Describe any necessary rights-of-way that would need to be acquired in order to provide the recommended level of service	75,000 gpd: N/A 200,000 gpd: 400,000 gpd: 600,000 gpd+:
Wastewater Agreement/Contract Information	
Does the wastewater provider purchase capacity from another provider? If yes, who is capacity purchased from?	No
How much capacity is purchased?	N/A
When does your current wastewater agreement expire?	N/A
Wastewater Treatment Plant Information	
Name of wastewater treatment plant serving the property	Derek Guthrie WQTC
Owner/Operator of wastewater treatment plant	MSD
Permit expiration date of the treatment plant	4/30/2023
Distance to the property	129,235.54 ft
Total permitted capacity (mgd)	30 MGD
Allocated capacity (mgd)	0 MGD
Average utilization (mgd)	53 MGD
Peak utilization (mgd)	28.5 MGD
Excess capacity (mgd)	0 MGD
Are there any other encumbrances including any known requests for additional capacity to the wastewater system capacity?	No significant additional capacity request known
Identify any planned upgrades to the wastewater system, including the schedule and the source of funding source for the project.	No planned plant expansion
Additional Information?	
Any additional information?	0 MGD
	53 MGD

By providing this information, I am confirming that MSD would be willing and able to serve the 13210 Dixie Highway with wastewater service based on the information provided above.

Digital signature from wastewater provider contact:

Name: Kim Loechle
 Title: Associate Engineer II
 Date: July 11, 2019
 Phone Number: (502) 540-6306
 Email Address: Kim.Loechle@louisvillemgd.org

TELECOM QUESTIONNAIRE



The telecom questionnaire below should be completed by the telecommunications provider to ensure up-to-date and accurate information. Once completed, please compile the form back into RFI Questionnaire form before submission.

Size Project	Recommended Telecomm Service
Small, Medium, Large	The property should be served or be able to be served by fiber telecommunications infrastructure.
Telecomm Infrastructure	Answer
Property Name	14045 Dixie Highway
City	Louisville
County	Jefferson
Name of telecommunication provider	AT&T/Windstream/KY Wired
Distance to the nearest telecommunications infrastructure	<0.1 miles
Services available	Fiber., copper
Is fiber available at the property? If yes, aerial or underground?	Aerial
Is dark fiber available at the property?	Yes
Typical schedule for delivering service to property	120 days from order date
Additional Information?	Answer
Any additional information?	Multiple carriers serve this address

By providing this information, I am confirming that AT&T would be willing and able to serve Riverport Phase 5 with telecom services based on the information provided above.

Digital signature from telecom provider contact:

Name: Chris Seidt
Title: Director of IT
Date: 06/26/2019
Phone Number: 5025743537
Email Address: chris.seidt@louisvilleky.gov

REGIONAL EMPLOYER LISTS

Please complete the following sections to

MAJOR REGIONAL EMPLOYERS (PLEASE INCLUDE PUBLIC & PRIVATE EMPLOYERS)

Company	Industry	Main Location	Number of Employees
United Parcel Service Inc	Logistics	1400 N. Hurstbourne Pkwy. Louisville KY 40223	21,233
Jefferson County Public Schools	Education-Public	3332 Newburg Road, Louisville KY 40218	14,476
Ford Motor Company	Manufacturing	3001 Chamberlain Ln, Louisville KY 40241	12,600
Norton Healthcare Inc	Healthcare	4956 US Highway 42 @100, Louisville KY 40222	
Humana, Inc	Insurance	500 West Main Street, Louisville KY 40202	12,000
University of Louisville	Education-Public	2301 S 3rd Street, Louisville KY 40292	6,933
Amazon.com LLC	Logistics/E-Commerce	900 Patrol Road, Jeffersonville IN 47130	6,500
Louisville-Jefferson County Metro Gov't	Government	527 W. Jefferson St, Louisville KY 40202	6,226
Baptist Healthcare System	Healthcare	2701 Eastpoint Pkwy, Louisville KY 40223	6,159
GE Appliances, a Haier Company	Manufacturing	Appliance Park, Louisville KY 40225	6,000
KentuckyOne Health	Healthcare	201 Abraham Flexner Way, Louisville KY 40202	6,000
The Kroger Co	Grocery	1600 Ormsby Station Ct, Louisville KY 40223	3,079
Spectrum	Telecoms	10300 Ormsby Park Place #100, Louisville KY 40223	2,400
Manna, Inc	Restaurant Franchising	3309 Collins Lane, Louisville KY 40245	2,300
LG&E and KY Energy, LLC	Electric Utility	220 West Main Street, Louisville KY 40202	2,162
ResCare inc	Healthcare	9901 Lin Station Road, Louisville KY 40223	1,948
Robley Rex VA Medical Center	Healthcare-Public	800 Zorn Avenue, Louisville KY 40206	1,816
Bullitt County Schools	Education-Public	1040 Kentucky 44E, Shepherdsville KY 40165	1,736
US Postal Service	Mail	1420 Gardiner Lane, Louisville KY 40231	1,691
New Albany-Floyd County Consolidated School Corp.	Education-Public	2813 Grant Line Road, New Albany IN 47150	1,652

MANUFACTURING & DISTRIBUTION EMPLOYERS

Company	Type of Operation	Specific Location	Number of Employees	Product
United Parcel Service Inc	Logistics	1400 N. Hurstbourne Pkwy. Louisville KY 40223	21,233	Air Freight
Ford Motor Company	Manufacturing	3001 Chamberlain Ln, Louisville KY 40241	12,600	Light trucks and SUVs
Amazon.com LLC	Logistics/E-Commerce	900 Patrol Road, Jeffersonville IN 47130	6,500	Distribution and E-commerce
GE Appliances, a Haier Company	Manufacturing	Appliance Park, Louisville KY 40225	6,000	Appliances
US Postal Service	Mail	1420 Gardiner Lane, Louisville KY 40231	1,691	US Mail
Samtec, Inc	Manufacturing	520 Park E. Blvd, New Albany IN 47151	1,500	Electronics and connectors
Brown-Forman Corp	Manufacturing	850 Dixie Highway, Louisville KY 40210	1,300	Distilled Spirits
JBS USA	Manufacturing	1200 Story Avenue, Louisville KY 40206	1,200	Pork Products
Faurecia	Manufacturing	4415 E Indian Trail, Louisville KY 40213	1,200	Exhaust systems, interior components
Beach Mold and Tool Inc	Manufacturing	999 Progress Blvd, New Albany IN 47151	800	Plastic injection molding parts
Heaven Hill Brands	Manufacturing	1064 Loretto Road, Bardstown KY 40004	650	Distilled Spirits
American Fuji Seal	Manufacturing	1051 Bloomfield Rd. Bardstown KY 40004	548	Plastic labels and multipack carriers
Tower Automotive Bardstown	Manufacturing	850 Withrow Court, Bardstown KY 40004	536	Automotive stampings
Kellogg Snacks/Louisville Bakery	Manufacturing	2287 Ralph Avenue, Louisville KY 40216	444	Food manufacturing
Rev-A-Shelf LLC	Manufacturing	12400 Earl Jones Way, Louisville KY 40229	437	Home organization products
Hoskin and Muir	Manufacturing	4795 Shepherdsville Road, Louisville KY 40218	433	Glass shower doors
Steel Technologies	Manufacturing	700 N. Hurstbourne Parkway, Louisville KY 40222	401	Steel and aluminum annealing
Zoeller Pump Co. LLC	Manufacturing	3649 Cane Run Road, Louisville KY 40211	394	Submersible pumps

REGIONAL UNIONIZED EMPLOYERS

Company	Industry	Main Location	# of Union Employees	Year of Unionization	Name of Union
Example Unionized Employer	Widget Manufacturing	123 Main Street, Anytown, Anystate, 12345	50	1956	UAW
N/A					

RECENT ORGANIZATION ATTEMPTS

Company	Industry	Location	Number of Employees	Status	Attempt Date
Example Company	Widget Manufacturing	123 Main Street, Anytown, Anystate, 12345	50	Election Failed	3/1/2019
N/A				Election Successful	
				Open	

RECENT REGIONAL ANNOUNCEMENTS & EXPANSIONS IN MANUFACTURING & DISTRIBUTION

Company	Industry	Type	Number of New Employees	Type	Date
Ford Motor Company	Auto Manufacturing	Expansion	500	Expansion	2/1/2016
LINAK US	Manufacturing	Expansion	450	Expansion	12/8/2016
New Flyer US	Distribution	New Location	250	New Location	9/10/2018
WW Grainger	Logistics	New Location	435	New Location	2/23/2017
GE Appliances	Manufacturing	Expansion	400	Expansion	10/1/2018
Bertelsmann	Logistics	Expansion	250	Expansion	3/15/2017
Generation Tux	Logistics	Expansion	220	Expansion	7/26/2018
Fives Intralogistics	Manufacturing	Expansion	370		

RECENT REGIONAL CLOSURES & DOWNSIZINGS IN MANUFACTURING & DISTRIBUTION

Company	Industry	Type	Number of Impacted Employees	Type	Date
CEVA LOGISTICS US INC	Distribution/Logistics	5200 Interchange Way, Louisville, KY 40229	-74	Closure	8/18/2019
Jack Cooper Transport Co. Inc.	Distribution/Logistics	11900 Westport Rd, Louisville, KY 40241	-425	Closure	4/21/2019
Mondi Industrial Bags	Manufacturing	6820 Enterprise Dr, Louisville, KY 40214	-100	Closure	12/31/2018
K&T Switching Service-Fern Creek	Transportation/Logistics	Louisville, KY	-52	Layoff	12/24/2018
K&T Switching Service-Chamberlain Ln.	Transportation/Logistics	Louisville, KY	-38	Layoff	12/24/2018
Werner Co.	Manufacturing	11225 Bluegrass Pkwy, Louisville, KY 40299	-118	Closure	10/9/2018
Flextronics Americas LLC	Manufacturing/Logistics	4400 Commerce Crossings Dr, Louisville, KY 40229	-314	Layoff	9/1/2018
GILT Distribution Center	Distribution/Logistics	3208 East Blue Lick Rd, Shepherdsville, KY 40165	-250	Closure	2/8/2018

HIGHER EDUCATION

Please complete the following tables to the

Four-Year College & Universities

University	Enrollment					Location
Institution	Total	Full-Time	Part-Time	Under Grad Full-Time	Graduate Full-Time	Address
University of Louisville	21,702	16,011	5,691	11,980	4,031	2301 S. 3rd Street, Louisville KY 40292
Bellarmino University	3,369	3,369	0	2,552	817	2001 Newburg Road, Louisville KY 40205
Simmons College	216	216	0	216	0	1018 S. 7th Street, Louisville KY 40203
Indiana University Southeast	4,850	2,868	1,982	2,797	71	4201 Grant Line Road, New Albany IN 47150
Purdue Polytechnic Institute	263	205	58	205	n/a	3000 Technology Ave, New Albany, IN 47150
Spalding University	2,322	n/a	n/a	n/a	n/a	901 S 4th St, Louisville, KY 40203
Sullivan University	6,085	n/a	n/a	n/a	n/a	3101 Bardstown Rd, Louisville, KY 40205

Community College and Technical

University	Enrollment			Location
Institution	Total	Full-Time	Part-Time	Address
Jefferson Community and Technical College	11,776	3,415	8,631	109 East Broadway, Louisville KY 40202
Ivy Tech Community College	2414	730	1684	8204 County Rd 311, Sellersburg, IN 47172

TECHNICAL EDUCATIONAL PROGRAMS

Please complete the



Name of Institution	Name of Program	Students Currently Enrolled	Number of Graduates (most recent)	Length of Program	Date of Graduates
Engineering Programs					
University of Louisville	BS/MEN Bioengineering	223 (Fall 2018)	55 (2017-2018)	2-4 years	May, August, December
University of Louisville	BS/MS/PHD Chemical Engineering	274 (Fall 2018)	89 (2017-2018)	2-4 years	May, August, December
University of Louisville	BS/MS/PHD Civil Engineering	247 (Fall 2018)	65 (2017-2018)	2-4 years	May, August, December
University of Louisville	BS/MS/PHD Computer Engineering & Cor	573 (Fall 2018)	117 (2017-2018)	2-4 years	May, August, December
University of Louisville	BS/MS/PHD Electrical Engineering	306 (Fall 2018)	96 (2017-2018)	2-4 years	May, August, December
University of Louisville	MEN Engineering Management	148 (Fall 2018)	69 (2017-2018)	2 years	May, August, December
University of Louisville	BS/MS/PHD Industrial Engineering	201 (Fall 2018)	51 (2017-2018)	2-4 years	May, August, December
University of Louisville	BS/MS/PHD Mechanical Engineering	682 (Fall 2018)	180 (2017-2018)	2-4 years	May, August, December
Purdue Polytechnic Institute	BS Electrical Engineering Technology	46	6	4 years	May-19
Purdue Polytechnic Institute	BS Engineering Technology	5	1	4 years	19-May
Purdue Polytechnic Institute	BS Industrial Engineering Technology	10	2	4 years	19-May
Purdue Polytechnic Institute	BS Mechanical Engineering Technology	125	42	4 years	19-May
Purdue Polytechnic Institute	BS Mechatronics Engineering Technology	18	n/a - only in 3rd yr.	4 years	19-May
Manufacturing Programs (e.g. welding, machining, mechatronics, industrial maintenance)					
Jefferson Community & Technical College	CERT/Diploma Computerized Manufactu	24	34	1-2 years	2018-2019
Jefferson Community & Tech	AAS/CERT Applied Process Technologies	17	2	1-2 years	2018-2019
Jefferson Community & Tech	AAS/CERT/Diploma Engineering and Elect	184	32	1-2 years	2018-2019
Jefferson Community & Tech	AASCERT/Diploma Industrial Maintenance	130	53	1-2 years	2018-2019
Jefferson Community & Tech	AAS/CERT/Diploma Welding Technology	59	221	1-2 years	2018-2019
Ivy Tech Community College	AAS Automation and Robotics Technology	40	2	2 years	Spring 2019
Ivy Tech Community College	AAS Industrial Technology	33	6	2 years	Spring 2019
Ivy Tech Community College	AAS Manufacturing Production and Oper	3	1	2 years	Spring 2019

CURRENT TARGET INDUSTRIES

Target Industries
 Please include baseline information on your target industries below, including a list of industries, any relevant targeted marketing materials, or any studies/analyses used to justify those targets.

Target Industry	Comments	Marketing Material Included?	Analysis Included?
Manufacturing and Logistics	Louisville has historically had a large manufacturing presence with particular strengths in the automotive, appliance, and chemical industries. Louisville's logistics and distribution strength is anchored in the UPS Worldport facility, access to major North-South and East-West interstates, good rail connections, and access to the Ohio River--all combined with proximity to major Central and Eastern US markets.	https://louisvilleky.gov/government/louisville-forward/business-clusters	See link
Business Services	Louisville's Business Services cluster is anchored by financial services companies, payment processing firms, and insurance companies. Louisville is increasingly a hub for back office services for multinational and global companies. Major anchors include Humana, Computershare (Austria), and Hogan Lovells (United Kingdom).	https://louisvilleky.gov/government/louisville-forward/business-clusters	See link
Lifelong Wellness and Aging Care	Louisville can credibly lay claim to the title "aging care capital of the world," with a higher concentration of businesses serving the ever-growing senior population than other cities. This cluster is anchored by Humana's insurance business, and includes innovative companies like Atria and Appriss.	https://louisvilleky.gov/government/louisville-forward/business-clusters	See link
Food and Beverage	In the heart of Bourbon country, Louisville is a major hub for distilled beverage production, aging, and distribution. Louisville also hosts headquarters operations for major food companies like Papa Johns, YUM! Brands, and Texas Roadhouse.	https://louisvilleky.gov/government/louisville-forward/business-clusters	See link