



October 7, 2015

Jeff Sprague, President / CEO
Allen Economic Development Group
144 S. Main Street, #200
Lima, OH 45801

Subject: Award Letter
Austin-AEP Certified Site Designation for the Food & Beverage Sector
Gateway Commerce Park – Lima, Ohio

Dear Jeff:

Austin Consulting and American Electric Power congratulate you and the Allen County Development Group for all your hard work and effort in successfully fulfilling the requirements for the *Austin Consulting – American Electric Power Certified Site Designation for the Food & Beverage Sector*. By granting this designation, Austin Consulting is confident that companies in the food and beverage industry can make a determination that your site is compatible for their next operation based on a review of the comprehensive information contained in the *Detailed Shovel Ready Site Report*. This designation is valid for up to three years, providing no major changes or alterations have occurred at the site.

The “Shovel-Ready” designation applies to two sites in the Gateway Commerce Park in the City of Lima. These sites are bound by Interstate 75 to the north, Commerce Parkway to the south, Stoll Road and BEF Foods to the east, and a vacant parcel to the west. The available sites within the park total 53.1 acres, with a confirmed buildable area of approximately 46.8 acres. These sites are located in an established industrial area and are served by industrial grade roadways leading back to the interchange at Interstate 75 (Exit 122).

The “Shovel-Ready” designation of the Gateway Commerce Park Site is based on information arranged in the following categories:

- Ownership
- Property
- Transportation
- Utility
- Community
- Environmental

Austin Consulting evaluated over 200 critical variables based on the six major categories before designating these site as a shovel-ready property. As part of the

AUSTIN-AEP SITE CERTIFICATION PROGRAM

AWARD LETTER

Gateway Commerce Park, Commerce Parkway, Lima, OH

process, Austin Consulting staff performed a detailed field investigation of the site including meetings with economic development and utility officials at the city and county level.

Austin Consulting firmly believes that a company or a site selector interested in a Midwest location can both decrease the duration of their site selection process and increase their confidence in this property by reviewing the information contained in the *Detailed Shovel Ready Site Report*.

Austin Consulting appreciated the opportunity to provide the Certified Site Designation service to American Electric Power, and we look forward to one or more quality food and beverage processing operations and/or distribution centers choosing this property for their new facility.

Congratulations on this accomplishment and in your efforts, dedication, and hard work in pursuing and receiving this special designation. Also, we appreciate all the assistance we have received from your staff and the community from the beginning, through to the completion of this shovel-ready site designation process.

Sincerely,

Jonathan Gemmen

Senior Location Consultant
Austin Consulting
6095 Parkland Boulevard
Cleveland, Ohio 44124
Phone: 440-544-2254
Email: jonathan.gemmen@theaustin.com

Victoria Ung

Location Analyst
Austin Consulting
6095 Parkland Boulevard
Cleveland, Ohio 44124
Phone : 440-544-2208
Email: tori.ung@theaustin.com