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September 29, 2016

Jay C. Fleming, Safety-Service Director  
City of Van Wert  
515 E. Main Street  
Van Wert, Ohio 45891

Subject: Award Letter  
*Austin-AEP Certified Site Designation for the Food & Beverage Sector*  
Vision Industrial Park Site – Van Wert, Ohio

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Dear Jay:

Austin Consulting and American Electric Power congratulate you and the City of Van Wert and the Business Development Corporation of Van Wert, 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 quickly make a determination whether your site is compatible for their next operation based on a review of the comprehensive information contained in the *Detailed Site Due Diligence 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 the 59 available acres in the Vision Industrial Park. This site is bound by U.S. Highway 30 to the north, Vision Drive and Braun Ambulance to the west, agricultural land to the south, and Dutch John Road to the east. The site’s total acreage exceeds 59.1 acres, with a buildable area of approximately 45 acres. This site is located adjacent to an established industrial area and is served by industrial-grade roadway access back to U.S. Highway 30, via multiple routes.

The “Shovel-Ready” designation of the Vision Industrial 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

Vision Industrial Park Site – Van Wert, Ohio, OH

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

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 Site Due Diligence 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 other economic development partners from the beginning, through to the completion of this shovel-ready site designation process.

Sincerely,

**Jonathan Gemmen**

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