

NOTE CHANGE OF MEETING PLACE
TO THE MONTGOMERY COUNTY
GOVERNMENT CENTER



New River Valley Commerce Park Participation Committee
6580 Valley Center Drive, Suite 124
Radford, VA 24141

Bland County
Lacy (Nick) Asbury

Craig County
Jay Polen

Giles County
Chris McKlarney

Montgomery County
Craig Meadows

Pulaski County
Andy McCready

Roanoke County
Jill Loope

City of Radford
Tim Cox

City of Roanoke
Brian Townsend

Town of Dublin
Doug Irvin

Town of Pearisburg
Kenneth F. Vittum

Town of Pulaski
Joseph K. Goodman

Executive Committee:
Basil Edwards, Chair
City of Radford
Chris McKlarney, Vice-Chair
Giles County
Shawn Utt,
Secretary-Treasurer
Pulaski County
Jay Polen
Craig County
Brian Hamilton
Montgomery County

TO: NRV Commerce Park Participation Committee
FROM: Joe Morgan
SUBJECT: Wednesday, November 13, 2013 Noon, Meeting Draft Agenda

A meeting of the New River Valley Commerce Park Participation Committee will be held on **Wednesday, November 13 at Noon**. The meeting will be held at the **Montgomery County Government Center**, 755 Roanoke Street, Multipurpose Meeting Room #1, Christiansburg VA 24073. Lunch will be provided.

Please park in the back section of Parking Lot B off Reading Road or you may park in the Kiwanis Parking Lot on the left on Reading Road.

Please mark your calendar and contact us on your plans for attendance.

- 1. Roll Call and Approval of Agenda**
- 2. Public Comment**
- 3. Approval of the August 14, 2013 Participation Committee Minutes**
- 4. Administrative Staff Report**
 - a) American Electric Power Quality Site Program Certification Status and Potential Phase III Preparation during 2014**
 - b) Update on Surplus Property Disposition**
 - i. Renewal of Mebane House and Related Property Listing with Woltz & Associates**
 - ii. Identification of Other Property for Disposition**
- 5. Old Business**
 - a) Red Sun Farms Location Status – Peter Huber, Pulaski County Administrator (grading, utility connection and VDOT access road)**
 - b) Agricultural Lease(s) Acceptance for 2014**
 - c) Other**
- 6. New Business**
 - a) NRV Economic Development Alliance Marketing Report**
 - b) Other**
- 7. Closed Session pursuant to 1950 Code of Virginia, Section 2.2-3712, (3) Property Disposition & (5) Prospective Business**
- 8. Other Business**
- 9. Adjournment – Immediately Followed by VA1st Authority Meeting for Any Required Action Related to the Commerce Park and Regular Business**

Next scheduled regular Commerce Park & VA1st special called meetings: Wed., April 9, 2014 at Noon – Tentative dates for called special meetings: second Mondays at Noon – Next VA1st Annual Meeting, Wednesday, August 13, 2014



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New River Valley Commerce Park Participation Committee

6580 Valley Center Drive, Suite 124

Radford, VA 24141

TO: NRV Commerce Park Participation Committee

FROM: Joe Morgan

SUBJECT: Wednesday, November 13, 2013 Noon, Meeting Staff Report

- 1. Roll Call and Approval of Agenda** – A quorum of six of the eleven Commerce Park member governments will be determined by a minimum of one representative from six member governments, whose representatives may vary from meeting to meeting. A designated individual may represent more than one member government. Agenda items marked with * are suggested for adoption by consent, unless a member representative desires discussion. *Recommendations for action are shown in italics.*
- 2. Public Comment** – No requests for comment have been received to date.
- 3. *Approval of the August 14, 2013 Participation Committee Minutes** – Minutes have been sent by previous e-mail.
- 4. Administrative Staff Report**
 - a) American Electric Power Quality Site Program (QSP) Certification Status and Potential Phase III Preparation during 2014** - I appreciate all who gathered information for the QSP application and hosted McCallum Sweeney and AEP representatives for the October 31 site visit. It appears likely the Commerce Park will be invited to apply for QSP Phase III to be completed in 2014. The site appears most likely to qualify for the Large Site or Large Park Category. The Super Site or Park certification is unlikely, due to the uncertainty that rail could be extended within one year and the lack of a 250 + acre site without extensive water and sewer utility line relocation required. Application will require additional work, particularly for environmental, archeological, endangered species and wetlands mitigation due diligence. *Authorization is requested to proceed with a Phase III application, if invited.* Background information on the QSP program and the Phase II application was made available to all Commerce Park representatives through the NRV PDC website. **Attached on pages 4 - 14** are the QSP requirements satisfied for Phase II and required for Phase III.
 - b) Update on Surplus Property Disposition**
 - i. Renewal of Mebane House and Related Property Listing with Woltz & Associates** – *Renewal of the listing with Quinn Thomas of Woltz & Associates is recommended to include additional acreage south and east of the Mebane House. Also recommended is simultaneous listing of a 39 +/- acre owned by Tom Pifer southwest of the Mebane House. The 5 potential tracts for sale are generally shown on the photo and topo attached on pages 15 & 16. The Pifer tract might be listed if an arrangement can be made to swap Commerce Park acreage of equal value for the Pifer tract. Listing of the Pifer tract, as well as the existing Commerce Park acreage leading to Jewell Avenue and Route 11, Lee Highway, should enhance the attractiveness of the Mebane House property. The approximate listing values recommended are:*
 1. previously listed 31.1 acres on which the Mebane House is located - \$405,000;
 2. previously listed 1.8 acres on which the double wide rental home is located - \$78,000;
 3. The 26 +/- acres with large pond @ \$5,000 per acre; and
 4. The 39 acre Pifer tract @ \$5,000 per acre, plus \$7,500 for mobile home for which life time rights of current tenant would be retained.

To enhance the sale, authorization to enter a road maintenance agreement between the Authority and Mr. Pifer for 5C Road is also recommended.
 - ii. Identification of Other Property for Disposition** – **Attached on page 17** is a map of all potential surplus property. *Authorization is requested to continue planning for disposition of the property to enhance Commerce Park infrastructure development.*

5. Old Business

a) Red Sun Farms Location Status

i. Peter Huber, Pulaski County Administrator (grading, utility connection and VDOT access road) – Mr. Huber can provide a status report.

ii. Red Sun Farms Gas Extension: Assistance for getting gas to Red Sun Farms and the rest of the Commerce Park is recommended. The long term best gas service appears to be an extension of a steel pipe at a subsidy of \$420,000 to match the Atmos investment of \$500,000. See the letter from Atmos ***attached on page 18***. A decision is needed in November to allow Atmos service to be installed by March to meet the Red Sun start of production schedule.

I recommend the Commerce Park request the County contribute the \$420,000 subsidy. In return for the subsidy, I recommend issuing 10,500 Commerce Park shares to the County. I recommend the County be allowed to sell the shares back to the Authority at a time of its choosing, with payment to be made from one of the following alternatives, whichever becomes available first, and is mutually agreeable:

- 1. Pledge of transfer of surplus acreage based on current adjusted assessed value or appraisal, generally as identified on the map ***attached on page 17***;*
- 2. Repayment from proceeds of the Mebane House and related acreage sale;*
- 3. Repayment from proceeds of sale of other surplus property; or*
- 4. Repayment from future Commerce Park revenues, including rebates from Atmos for new gas customer usage from the extended gas line other than Red Sun Farms.*

b) *Agricultural Lease(s) Acceptance for 2014 – The following acreage and lease rates were determined for 2014 based on farm acreage on file with the USDA Farm Service Agency and the latest USDA average per acre rent reported by the Virginia Cooperative Extension Service:

Renter	Crop Land		Crop Land Rent Amount	Pasture Land Acres	Pasture Land Per Acre Rent	Pasture Land Total Rent	Total Rent
	Acres	Land Per Acre Rent					
Dalton Farms	155.7	\$25.50	\$3,970.35	184.6	\$20.50	\$3,784.30	\$7,754.65
Guthrie Farms		\$25.50	\$ -	232.4	\$20.50	\$4,764.20	\$4,764.20
Hillside Farm	86.9	\$25.50	\$2,215.95	0	\$20.50	\$ -	\$2,215.95

Dalton Farms and Hillside Farm have agreed to the rents. Guthrie Farms has concerns about the rent, so other renters are being sought for the acreage currently rented by Guthrie Farms. *Authorization for staff to execute leases for 2014 is recommended.*

c) Other

6. New Business

a) NRV Economic Development Alliance Marketing Report

b) Other

7. Other Business

8. Closed Session pursuant to 1950 Code of Virginia, Section 2.2-3712, (3) Property Disposition & (5) Prospective Business

9. Adjournment – Immediately Followed by VA1st Authority Meeting for Any Required Action Related to the Commerce Park and Regular Business

Next scheduled regular Commerce Park & VA1st special called meetings: Wed., April 9, 2014 at Noon – Tentative dates for called special meetings: second Mondays at Noon – Next VA1st Annual Meeting, Wednesday, August 13, 2014

VIRGINIA'S FIRST REGIONAL INDUSTRIAL FACILITY AUTHORITY
New River Valley Commerce Park Participation Committee
Meeting Minutes
August 14, 2013
NRVBC, Fairlawn, VA

1. Roll Call and Approval of Agenda

A meeting of the New River Valley Commerce Park Participation Committee (CPPC) was held on Wednesday, August 14, 2013 at the New River Valley Business Center in Fairlawn. Mr. Edwards, chairman, called the CPPC meeting to order at 12:33 pm.

Roll call by member jurisdiction was taken and a quorum determined with seven of eleven member governments represented: Montgomery and Pulaski counties, City of Radford, and Dublin, Pearisburg and Pulaski towns. No representative from Bland, Giles, and Roanoke Counties and City of Roanoke was present.

2. Public Comment

No comment was made.

3. Administrative Staff Report

a. FY14 Budget Update

A copy of the FY14 budget was included in the agenda packet for this meeting.

Mr. Hamilton asked about money providing for additional mowing and maintenance. Mr. Morgan noted the current arrangement is for airport staff to complete the mowing. There may also be opportunity for Pulaski County to assist with mowing on short-term needs. Mr. White noted the Town of Pulaski could also assist with the mowing.

Motion: Mr. Cox moved the committee approve the FY14 budget as presented, with the VFRIFA providing a loan of \$17,000 for the annual water and sewer capacity expense. Mr. Edwards seconded the motion.

Action: The motion passed unanimously on a roll call vote, with 70.94% in the affirmative, 0.0% opposed, 0.0% abstaining and 29.06% absent (Bland, Giles, and Roanoke Counties and City of Roanoke).

4. Old Business

a. Red Sun Farms Location Status

Mr. Utt advised the Red Sun Farms expect to start building the greenhouse in 60 days. Contractors are currently active on site with grading. A second shift is being added to catch up from weather delays.

Gas is expected to be provided by Atmos, but they have indicated that the Commerce Park's contribution to providing the delivery is a cost of \$260,000. Mr. Utt is working on finding another means of having those costs covered.

Mr. Utt also commented that a plat is needed to dedicate the access road to the County who will in turn the road over to the Virginia Department of Transportation.

5. **New Business**

a. **NRV Economic Development Alliance Marketing Report**

Mr. Bopp reported out on recent prospect activity. There are no new prospects, but one ongoing international prospect. Red Sun Farms are now hiring. Mr. Bopp introduced Mr. McNeilly who has retired to his own consultancy from work at VEDP.

6. **Consent Agenda**

Mr. Edwards presented the following items to be included agendas items of consent.

b. **Approval of the April 16, 2013 Participation Committee Minutes**

Minutes of the April 16 meeting were approved as presented.

c. **Update on Approved Surplus Property Disposition**

It was noted that with removal of the lender deed of trust restrictions, the Mebane House, fields, single-wide home and double-wide home should be more marketable. Authorization for the Executive Director to seek a new auction or listing proposal from Woltz and Associates for consideration by the November Commerce Park meeting was requested, with engagement in advance of that meeting if deemed prudent by the members of the Executive Committee.

d. **Agricultural Lease 5-Year Rolling Contract Delay**

Previously approved 5-year rolling farm lease terms were recommended for delay until 2015 to allow for adjustments due to numerous changes that may occur that would impact the available farm rental acreage and the configuration of that acreage.

e. **Outparcel Sale for Residential Use Inquiries**

It was noted inquiries regarding the availability of small lots for residential use have been received, particularly north west Rhuebush Road, where there is a wide buffer adjacent to an existing residential subdivision and southeast of Rhuebush Road. Any decisions on such outparcels were deferred, pending further planning.

f. **Topsoil Transfer to Buffer**

It was noted transfer of topsoil from the Red Sun Farms site to the buffer area will benefit farming and long-term maintenance. An agreement with W. C. English, Inc was ratified in support of this topsoil transfer. Farm tenants leasing on areas receiving topsoil will be responsible for establishing vegetation and controlling erosion as an agricultural practice.

Motion: Mr. Meadows moved the board adopt the items of consent. Mr. Vittum seconded the motion.

Action: The motion passed unanimously with representation from Craig, Pulaski, and Montgomery counties; the City of Radford; and towns of Christiansburg, Dublin, Pearisburg and Pulaski. Bland, Giles, Roanoke and Wythe counties and City of Roanoke were absent.

7. **Closed Session (if needed)**

No closed session was held.

8. **Other Business**

No further business was brought before the CPPC.

9. **Adjournment**

Mr. Edwards adjourned the meeting at 1:00 pm.

The next scheduled regular CPPC meeting is Wednesday, November 13, 2013. Tentative dates and locations for called special meetings will be monthly on the second Wednesday at noon at the NRV Business Center.

Respectfully Submitted,

Approved by,

Joseph N. Morgan, Executive Director

Shawn Utt, Secretary / Treasurer

ITEMS REQUIRED FOR CERTIFICATION OF A SUPER PARK

The items bolded in this document are the items required for the Phase II Site Evaluation. All items in this document are required for Phase III Site Certification.

Instructions for Submission can be found in the Program Overview.

Please submit items in the order listed in this document. For the hard copy, separate each attachment with a numbered tab. The file name for each attachment on electronic copies should correspond to the same numbering as the hard copies.⁴³

Guidelines

All maps should show a scale, a directional arrow, clear boundaries of the site, and a date. Hand drawn maps are not acceptable.

All letters must be on the appropriate letterhead and include a date and a signature.

General Requirements

Attachment #	Documentation Required for Certification	Phase
1	Completed Site and Community Questionnaire.	Phase II
2	General location map.	Phase II
3	Park boundary map.	Phase II
4	Aerial photograph with park boundaries identified.	Phase II
5	USGS 7½ minute quadrangle map (scale of 1:24,000) with park boundaries identified.	Phase II
6	General transportation map including roads, rail, ports, and airports within a 50-mile radius of the park.	Phase II

⁴³ For example, the file name for the general transportation map (#6 on this list) should read “6 – General Transportation Map” on the electronic copy.

**New River Valley Commerce Park
Participation Committee
Attendance**

August 14, 2013
NRVBC, Fairlawn, VA

Jurisdiction	Member	Alternate
Bland County	() Nick Asbury	() Eric Workman
Craig County	(x) Jay Polen	() Richard Flora
Giles County	() Chris McKlarney	() Richard McCoy
Montgomery	(x) Craig Meadows	() Brian Hamilton
Pulaski County	() Andy McCready	(x) Shawn Utt
Roanoke County	() Jill Loope	() Charlotte Moore
City of Radford	(x) Tim Cox	(x) Basil Edwards
City of Roanoke	() Brian Townsend	() Bill Bestpitch
Town of Dublin	(x) Doug Irvin	(x) Bill Parker
Town of Pearisburg	(x) Ken Vittum	(x) Rick Tawney
Town of Pulaski	(x) Joseph Goodman	(x) John White

Member is designated by locality representatives. Alternate is the other appointed member.

Others Present: Aric Bopp (NRVEDA), Barry Helms (Town of Christiansburg), Randy Wingfield (Town of Christiansburg), Rick di Salvo, Carolyn Howard, Pete Huber

Staff Present: Joe Morgan, Christy Straight, Kevin Byrd

Site Availability

The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors. If the park is only available for lease, the lease term must be a minimum of 25 years.

Attachment #	Documentation Required for Certification	Phase
7	<p>Documentation that ensures the park will be available for a period of at least two years.⁴⁴ This must be one of the following:</p> <ul style="list-style-type: none"> • An appropriate real estate listing agreement authorizing an agent to offer the property for sale; • An option to purchase; • A contingency contract to purchase or lease; or • A letter from the owner (or its authorized representative) indicating the intent to sell or lease the property (if the property owner is also the applicant). 	Phase II
8	Letter from the owner or controlling entity stating a price, conditions of a sale or lease, and the length of time the property will be offered. <i>(Items can be combined with documentation in 7, if applicable.)</i>	Phase II
9	Copy of the present deed(s) indicating the current ownership of the park.	Phase II
10	County tax parcel map depicting the location and property boundaries of the park.	Phase II
11	Recordable boundary survey for the park.	Phase III
12	<p>Title attorney opinion or title insurance must be submitted that shows clear title to the park (the title search must encompass at least the prior 50-year history). Documentation must indicate:</p> <ul style="list-style-type: none"> • The owner has a saleable interest in the property; • Any restrictions on the use of the property (covenants or easements); and • Any liens that may exist against the property. 	Phase III

⁴⁴ If the applicant intends to pursue certification lasting for the maximum possible duration (five years), then the applicant must document that the park will be available for a period of five years. Certifications will not be issued for a duration longer than the period of property control.

Site Developability

The park must be a minimum of 500 total acres⁴⁵ and contain at least one site that meets the criteria of the Large Site category (250 total acres, of which at least 80% of the acreage is contiguous and developable⁴⁶). At least 80% of the remaining park acreage must be developable. The proposed developable acreage must be located outside of the 100-year flood zone.

Attachment #		Documentation Required for Certification	Phase
13		Documentation of any known rights-of-way, easements (including conservation easements), judgments, liens, restrictive covenants, and any other items that might impact the park's developability.	Phase II
14	a	FEMA flood map(s) with panel number indicated and park boundaries identified.	Phase II
	b	If there is filling in designated flood areas of the park, the applicant must attach an engineer's certification that the filled areas are in compliance with local ordinances or other recognized standards.	Phase III
	c	If filling is anticipated for the park, the applicant must provide an engineer's estimate of the cost and schedule required to fill the flood areas.	Phase III
15	a	Phase I Environmental Site Assessment (ESA), performed in accordance with ASTM Standard E1527-05, must be completed.	Phase III
	b	If there is indication of a recognized environmental concern, a Phase II ESA must be completed.	Phase III
	c	If the recognized environmental concerns are part of or will impact the acreage to be developed and the Phase II ESA indicates that these areas will need to be remediated, then remediation must be completed prior to certification.	Phase III
16	a	National Wetlands Inventory (NWI) map with park boundaries identified.	Phase II
	b	Wetlands Delineation including reports(s) and map(s) indicating the location of wetlands must be completed.	Phase III
	c	When available, a Jurisdictional Determination letter from the U.S. Army Corps of Engineers verifying the Wetlands Delineation should be provided. ⁴⁷	Phase III
	d	If wetlands exist and will be disturbed, a plan for mitigation, including costs and a schedule, must be submitted. Mitigation must be able to be completed within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to certification.	Phase III

⁴⁵ The total acres cannot be separated by an interstate or four-lane highway.

⁴⁶ "Developable" acres are those that have no impediments to development, or mitigation for any known impediments can be accomplished in less than 90 days. Environmental contamination issues must be remediated prior to certification.

⁴⁷ If all other criteria have been met successfully, the site will be certified contingent upon receiving the Jurisdictional Determination letter from the U.S. Army Corps of Engineers.

17	a	Documentation including report(s) and map(s) indicating the presence and location of federal and state rare, threatened, and endangered plant and animal species must be submitted.	Phase III
	b	An acknowledgement letter from the U.S. Fish and Wildlife Service should accompany the report(s).	Phase III
	c	If any state rare, threatened, and/or endangered plant and/or animal species are identified, an acknowledgement letter from the state department of natural resources should accompany the report(s).	Phase III
	d	If any areas of concern are part of or will impact the acreage to be developed, a plan for mitigation, including costs and a schedule, must be submitted. Mitigation must be able to be completed within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to certification.	Phase III
18	a	Documentation including report(s) and map(s) indicating the presence and location of archaeological findings, historic sites, or structures must be submitted.	Phase III
	b	An acknowledgement letter from the State Historical Preservation Office (SHPO) should accompany the report(s). ⁴⁸	Phase III
	c	If any areas of concern are part of or will impact the acreage to be developed, a plan for mitigation, including costs and a schedule, must be submitted. Mitigation must be able to be completed within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to certification.	Phase III
19	a	County soil survey with park boundaries identified.	Phase II
	b	Geotechnical study documenting that the park's soil characteristics are compatible with industrial development must be submitted. The study should indicate a specific Seismic Site Class per current International Building Code (IBC). Classification can be based on a soil boring up to 100 feet, shear wave velocity, or geophysical methods. It is required that communities do one drilling per 50 developable acres.	Phase III
20		Topographic survey or topographic analysis of the park indicating the two-foot contours of the site. ⁴⁹	Phase III
21	a	Engineer's cost and schedule estimate of the clearing, grubbing, and grading of a building pad on the 250+ acre site. To complete this estimate, the applicant should assume a square or rectangular graded pad of a minimum of 500,000 square feet.	Phase III
	b	A visual indicating the location of the proposed pad on the site.	Phase III

⁴⁸ If a community has completed an archaeological and historical investigation on the park, and they have received a letter from SHPO stating no additional cultural resource surveys are necessary, then the community does not have to redo the archaeological and historical study.

⁴⁹ Aerial LIDAR surveys are acceptable.

Zoning

The park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable).

Attachment #	Documentation Required for Certification	Phase
22	Map illustrating the current zoning for the park and surrounding area. If there is no zoning in the jurisdiction, please attach a comprehensive or long-range plan and/or map (if applicable).	Phase II
23	a If there is zoning in the jurisdiction, provide a document that indicates the park's current zoning description and outlines the acceptable uses under the current zoning description.	Phase II
	b If the zoning for the area surrounding the park is different than the zoning for the park itself, a description of allowable uses under current zoning classifications for surrounding property must also be submitted.	Phase II
24	Letter of willingness from authorized personnel to consider a change to park's zoning (if applicable). The letter should include an outline of the rezoning process specifying all steps and timeline. The rezoning process must be able to be completed within 90 days.	Phase II

Transportation

The park must be within 5 miles, via truck route, of an interstate or a four-lane highway. The park must be directly served or be able to be served within nine months by a road that is compatible with standards for tractor-trailer access (80,000 pounds / 20,000 pounds per axle).

Attachment #	Documentation Required for Certification	Phase
25	a Map indicating the route from the park to the closest interstate or four-lane highway that also denotes: <ul style="list-style-type: none"> • Any bridges that must be crossed, and the weight limit of those bridges; and • Any underpasses that occur along the route, and the height and width clearances of those underpasses. 	Phase II
	If the route does not completely allow for tractor-trailer access, the applicant must submit the following:	
	b Letter of Intent from appropriate authority stating access will be upgraded to required standards. This letter should contain specific details about all road improvements necessary to allow access to the park.	Phase III
	c Plan including itemized cost and schedule estimates for making all necessary upgrades to the park access. All necessary upgrades must be able to be completed within nine months.	Phase III

The park must be served or be able to be served within 12 months by rail.

Attachment #	Documentation Required for Certification	Phase	
26	a	Map of existing rail infrastructure.	Phase II
	b	Letter from the rail provider indicating its feasibility and willingness to provide rail access to the park and an estimated cost and schedule for extending rail to the park.	Phase II
	c	Potential rail layout for the site with park boundaries identified.	Phase III
	d	Plan (including the route, a cost, and a schedule) for providing rail to the park. Rail extension must be able to be completed within 12 months.	Phase III
	e	Proof that rights-of-way for a rail extension are under control with either a Letter of Intent from the owner(s) or an option (if applicable).	Phase III

Utilities

Attachment #	Documentation Required for Certification	Phase
27	<p>Infrastructure map(s) identifying the following:</p> <ul style="list-style-type: none"> • The location and voltage of the nearest electric infrastructure serving the park. • The location and size of the nearest natural gas line(s) serving the park. • The location and size of the nearest water line(s) serving the park. • The location and size of the nearest wastewater line(s) serving the park. • The location and type of the nearest telecommunication infrastructure serving the park. 	Phase II

The park must be served or be able to be served within nine months by transmission-level electric service.

Attachment #	Documentation Required for Certification	Phase	
28	<p>a Letter from the electric supplier(s) addressing availability and time required to supply transmission-level electric service to the park. Letter should also indicate voltages available.</p>	Phase II	
	<p>If transmission-level electric service is not within 500 feet of the park, the applicant must <i>also</i> submit:</p>		
	<p>b</p>	<p>Letter from the electric supplier(s) (<i>items can be addressed in letter included in 29a</i>):</p> <ul style="list-style-type: none"> • Identifying the route of proposed extension; • Identifying rights-of-way and ownership and describing the acquisition process; and • Providing a rough cost estimate and a timeline to extend electric infrastructure to the park. 	Phase II
	<p>c</p>	<p>Engineer's detailed plan for extending transmission-level electric infrastructure to the park. The plan must include a visual indicating the proposed extension, an itemized cost estimate, and a schedule. Transmission-level electric service extension must be able to be completed within nine months.</p>	Phase III
	<p>d</p>	<p>Proof that rights-of-way for the extension are under control with either a Letter of Intent from the owner or an option. No documentation is needed if proposed extension(s) is along a public right-of-way (i.e., state or county roads).</p>	Phase III

The park must be served or be able to be served within nine months by natural gas. Natural gas service must provide at least 32,500 mcf per month.

Attachment #	Documentation Required for Certification	Phase	
29	Letter from the natural gas supplier(s) indicating the size of the natural gas line(s), feasibility for serving the park, and reliability of supply.	Phase II	
	If natural gas infrastructure to supply 32,500 mcf per month is not within 500 feet of the park, the applicant must <i>also</i> submit:		
	b	Letter from the natural gas supplier(s) (<i>items can be included in letter supplied in 30a</i>): <ul style="list-style-type: none"> • Identifying the route of proposed extension; • Identifying rights-of-way and ownership and describing the acquisition process; and • Providing a rough cost estimate and a timeline to extend natural gas infrastructure to the park. 	Phase II
	c	Engineer's detailed plan for extending natural gas infrastructure to the park. The plan must include a visual indicating the proposed extension, an itemized cost estimate, and a schedule. Natural gas extension must be able to be completed within nine months.	Phase III
d	Proof that rights-of-way for the extension are under control with either a Letter of Intent from the owner or an option. <i>No documentation is needed if proposed extension is along a public right-of-way (i.e., state or county roads).</i>	Phase III	

The park must be served or be able to be served within nine months by water infrastructure and a water system with a minimum excess capacity of at least 1,000,000 gallons per day.

Attachment #	Documentation Required for Certification	Phase
	<p>Letter from the water service provider addressing the following:</p> <ul style="list-style-type: none"> • The provider is willing and able to provide appropriate service to the park. • The park is within 500 feet of existing water infrastructure that can supply 1,000,000 gallons per day. (Indicate the location, size, and capacity of the existing water infrastructure that will serve the park as well as the static and residual pressures in the vicinity of the park.) • There is a minimum of 1,000,000 gallons per day of excess permitted capacity available. (Indicate the permitted capacity, allocated capacity, and peak utilization of the existing water treatment system as well as any available water storage capacity in the vicinity of the site. List any encumbrances on the excess capacity including all known requests for additional capacity.) 	Phase II
<p>If the water infrastructure to supply 1,000,000 gallons per day is not within 500 feet of the park, applicant must <i>also</i> submit:</p>		
30	<p>Letter from the water service provider (<i>items can be included in letter supplied in 31a</i>):</p> <ul style="list-style-type: none"> • Identifying the route of proposed extension; • Identifying rights-of-way and ownership and describing the acquisition process; and • Providing a rough cost estimate and a timeline to extend water infrastructure to the park. 	Phase II
	<p>Engineer's detailed plan for extending water infrastructure to the park. The plan must include a visual indicating the proposed extension, an itemized cost estimate, and a schedule. Water extension must be able to be completed within nine months.</p>	Phase III
	<p>Proof that rights-of-way for the extension are under control with either a Letter of Intent from the owner or an option. No documentation is needed if proposed extension is along a public right-of-way (i.e., state or county roads).</p>	Phase III
<p>If the water system is not capable of providing 1,000,000 gallons per day, the applicant must <i>also</i> submit:</p>		
	<p>Engineer's detailed plan for expanding the existing water treatment system. The plan must include an itemized cost estimate and a schedule. Water system expansion must be able to be completed within nine months, including permitting.</p>	Phase III

The park must be served or be able to be served within nine months by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 1,000,000 gallons per day.⁵⁰

Attachment #	Documentation Required for Certification	Phase	
31	<p>A letter from the wastewater treatment service provider addressing the following:</p> <ul style="list-style-type: none"> • The provider is willing and able to provide appropriate service to the park. • The park is within 500 feet of existing wastewater infrastructure that can accommodate 1,000,000 gallons per day. (Indicate the location, size, and capacity of the existing collection lines that will serve the park as well as the size and excess capacity of existing or proposed pumping facilities that are necessary to serve the park.) • There is a minimum of 1,000,000 gallons per day of excess permitted capacity available. (Indicate the permitted capacity, allocated capacity, average utilization, and peak utilization of the existing wastewater treatment plant as well as the type of treatment technology that is presently in use at the treatment facility. List any encumbrances on the excess capacity including all known requests for additional capacity.) 	Phase II	
	<p>If the wastewater infrastructure to handle 1,000,000 gallons per day is not within 500 feet of the park, the applicant must <i>also</i> submit:</p>		
	b	<p>Letter from the wastewater service provider (<i>items can be included in letter supplied in 32a</i>):</p> <ul style="list-style-type: none"> • Identifying the route of proposed extension; • Identifying rights-of-way and ownership and describing the acquisition process; and • Providing a rough cost estimate and a timeline to extend wastewater infrastructure to the park. 	Phase II
	c	<p>Engineer's detailed plan for extending wastewater infrastructure to the park. The plan must include a visual indicating the proposed extension, an itemized cost estimate, and a schedule. Wastewater extension must be able to be completed within nine months.</p>	Phase III
d	<p>Proof that rights-of-way for the extension are under control with either a Letter of Intent from the owner or an option. No documentation is needed if proposed extension is along a public right-of-way (i.e., state or county roads).</p>	Phase III	

⁵⁰ Septic tanks are not an acceptable wastewater treatment solution.

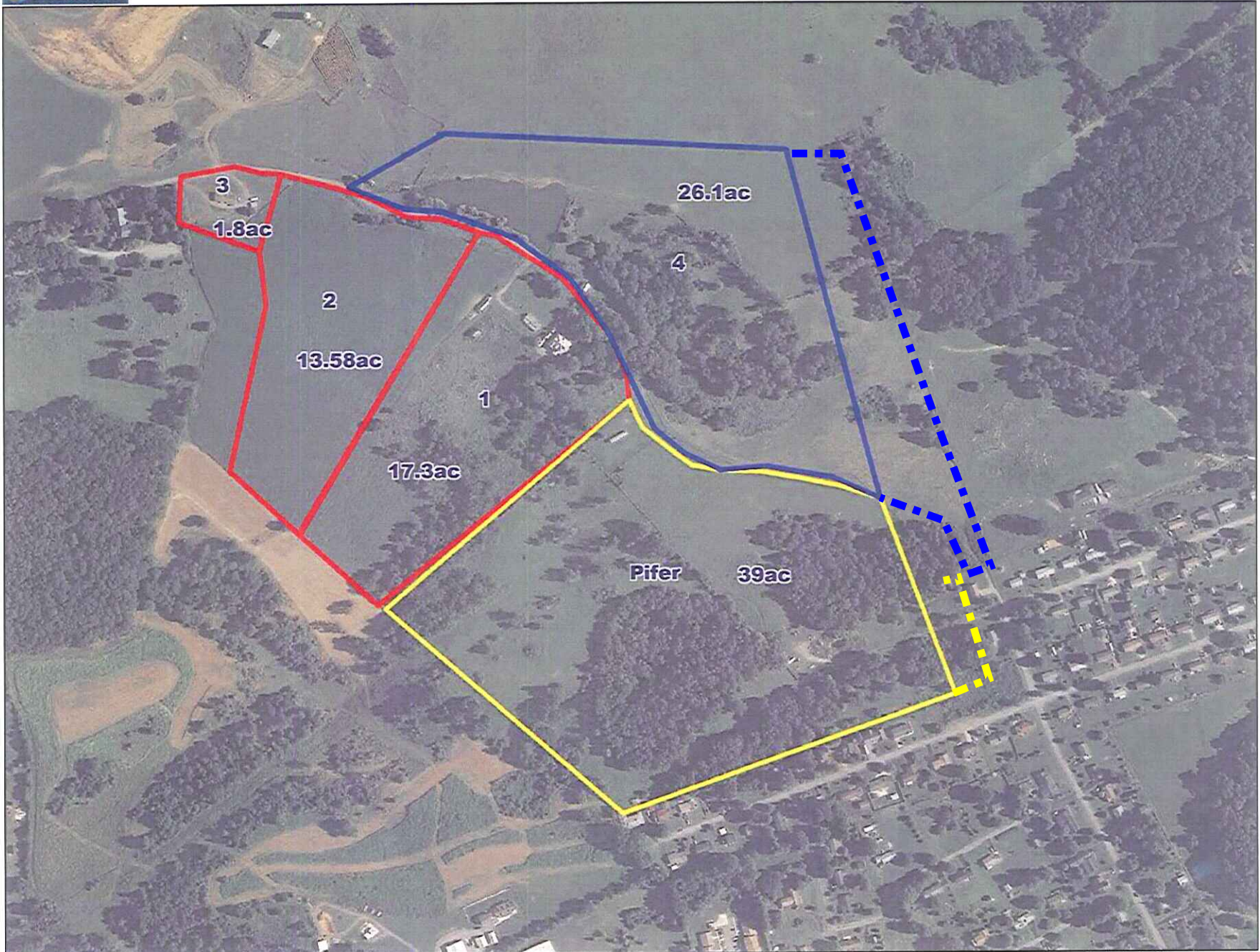
If the wastewater treatment plant is not capable of providing 1,000,000 gallons of treatment capacity per day, the applicant must <i>also</i> submit:		
e	Engineer's detailed plan for expanding the existing wastewater treatment plant. The plan must include an itemized cost estimate and a schedule. Wastewater treatment plant expansion must be able to be completed within nine months, including permitting.	Phase III

The park must be served or be able to be served within nine months by a minimum of DS-1 or T-1 telecommunications infrastructure.

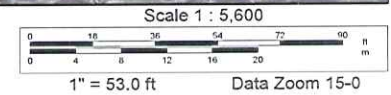
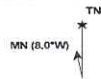
Attachment #	Documentation Required for Certification	Phase
32	Letter from the service provider(s) indicating all of the types of services available at the park. The letter should also include an estimated cost and schedule to serve the park with telecommunications infrastructure.	Phase II
	If telecommunications infrastructure is not within 500 feet of the park, the applicant must <i>also</i> submit:	
	b	Engineer's detailed plan for extending telecommunications infrastructure to the park. The plan must include a visual indicating the proposed extension, an itemized cost estimate, and a schedule. Telecommunications extension must be able to be completed within nine months.
c	Proof that rights-of-way for the extension are under control with either a Letter of Intent from the owner or an option. No documentation is needed if proposed extension is along a public right-of-way (i.e., state or county roads).	Phase III

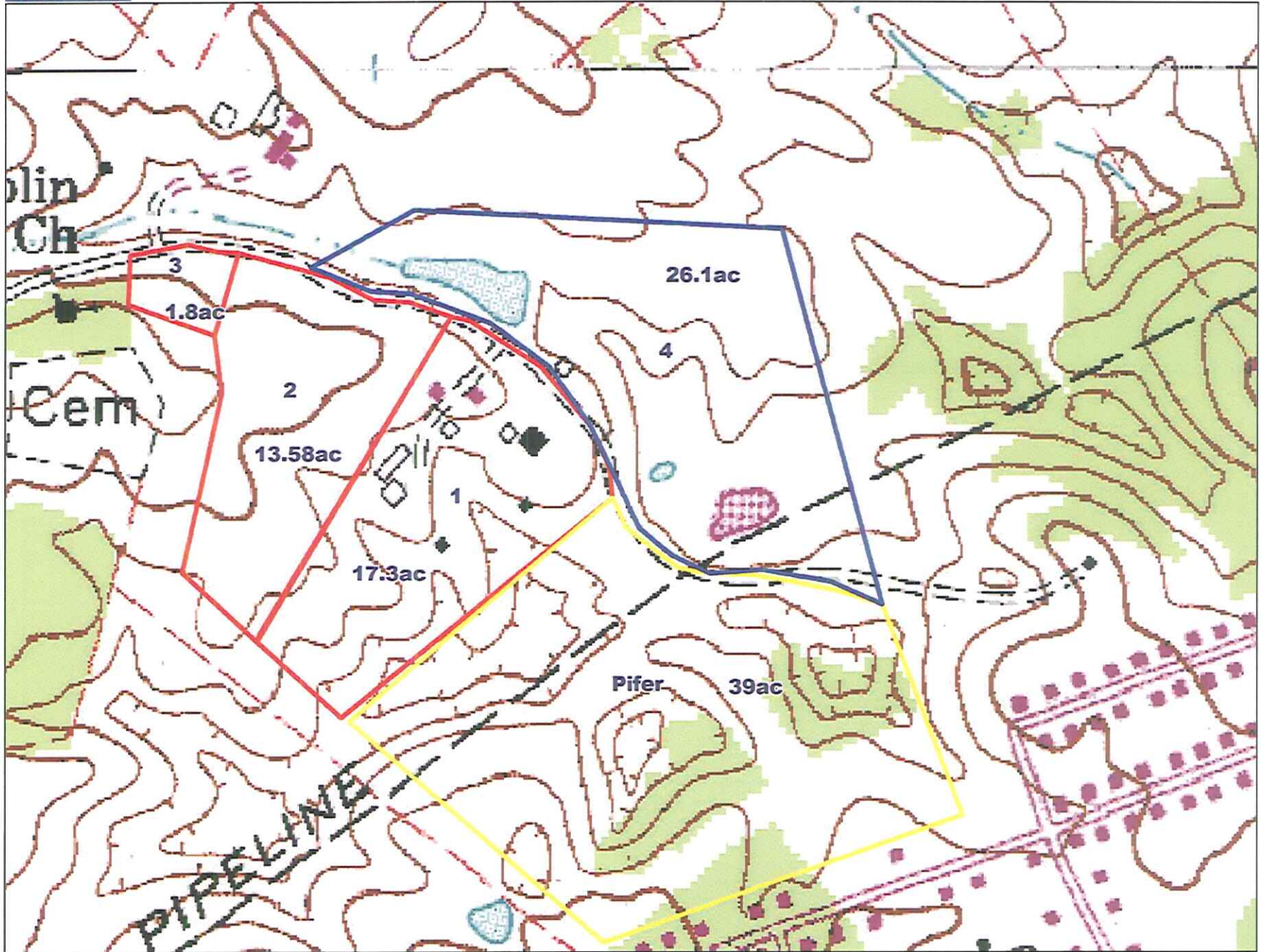
Other Requirements

Attachment #	Documentation Required for Certification	Phase
33	A draft set of protective covenants that at a minimum address the following: building type, landscaping, parking, outdoor storage, setback specifications, and sign control.	Phase III
34	A Master Development Plan that shows the location of park access roads, rail, easements, utilities (existing and proposed), and proposed lot locations and sizes (total and developable acreage). The Master Development Plan should take into consideration and note the location of development limitations, such as wetlands, floodplains, and permanent easements.	Phase III



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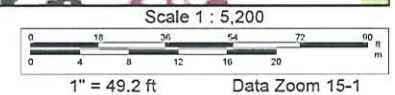
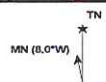


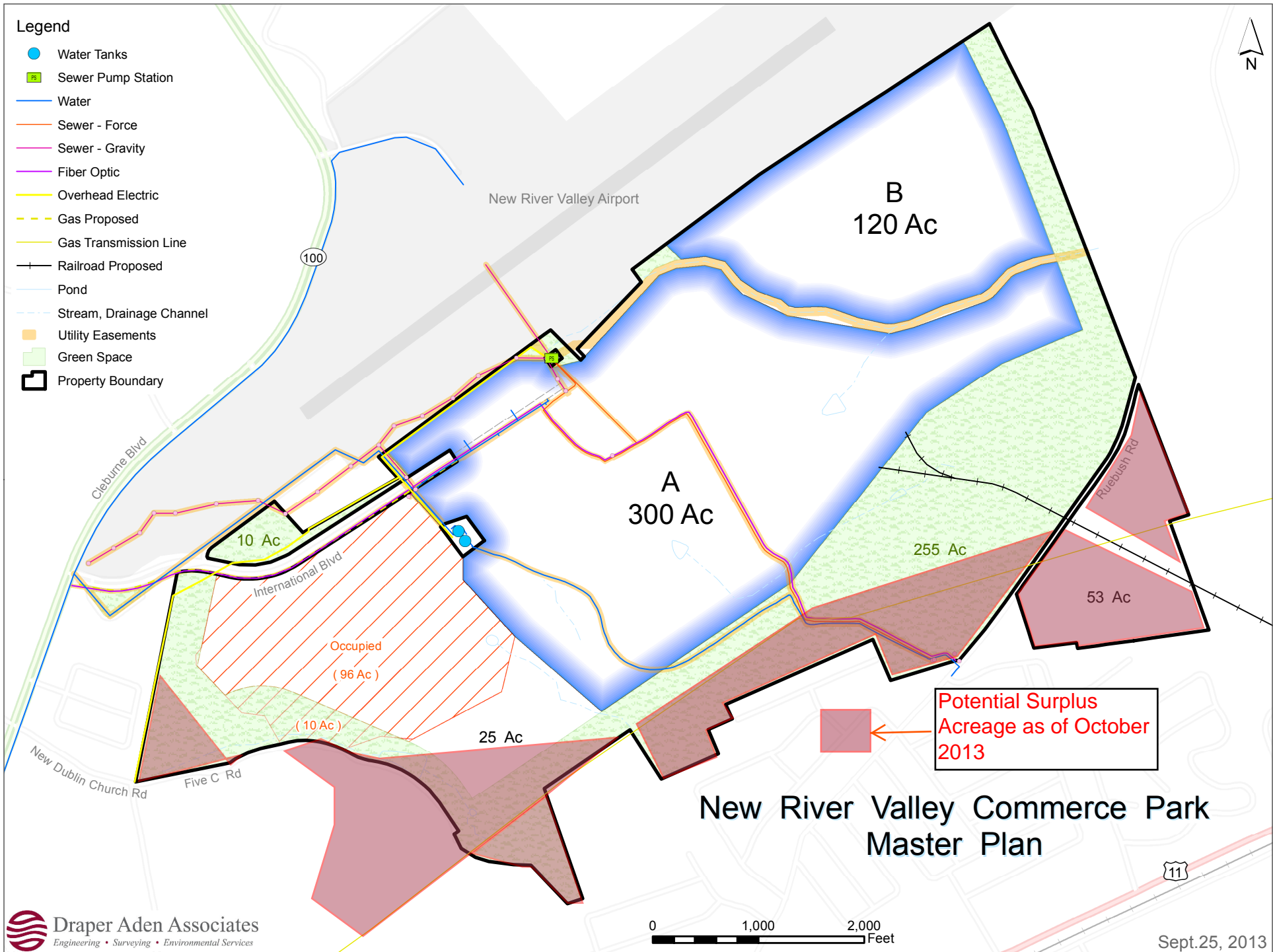


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November 7, 2013

Joseph N. Morgan
Executive Director
Virginia's First Regional Industrial Facility Authority
6580 Valley Center Drive, Suite 124
Radford, VA 24141

Dear Mr. Morgan:

In support of Virginia's First (VFRIFA) submittal for the American Electric Power Qualified Site Program evaluation to McCallum Sweeney Consulting, please be advised that significant natural gas service is available to the New River Valley Commerce Park served by Atmos Energy.

Atmos proposes to serve the Park with a six inch line with reliable interruptible and uninterruptible supplies of natural gas. Capacity available is 250 Mcf per hour.

Atmos has a plan in progress to extend a six inch line to the Park. The extension will be six inch PE Pipe, 9,000 feet long. The proposed right of way is from current the Atmos distribution system in Dublin, Virginia along Old Giles Road to Virginia Route 100 then along Virginia Route 100 to the Park entrance, continuing along Industrial Boulevard to the Park. All needed right of way is available from the Virginia Department of Transportation within its existing right of way. The extension is scheduled to occur within nine months of authorization to proceed. The installation schedule is aggressive, but not unreasonable. Cost of the extension is planned at \$685,000. Red Sun Farms is expected to install boilers that will require 102 Mcf/hr. Remaining capacity for the park will be approximately 148 Mcf/hr.

It is also possible to install a 6 steel line that will measurably increase the delivery capacity and available pressure at a cost of \$920,000. The installation of the 6" steel line will have available capacity of up to 1,000 Mcf/hr. and will provide significant increase in available capacity to the park for future growth.

Atmos Energy has offered to contribute \$500,000 to the proposed construction expense.

Please contact me if additional information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Morgan".

Atmos Energy Corporation

Atmos Energy Corporation
Address, City, State ZIP
P 423-722-2822 F 423-926-1828
green.faircloth@atmosenergy.com