

# CENTRAL KENTUCKY BUSINESS PARK AUTHORITY



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## CONSULTANTS

MWM Consulting – Lucas Witt, Co-Founder & Partner

McBrayer PLLC – Anne-Tyler Morgan, Attorney

# TRIPLE CROWN BUSINESS PARK

## SITE OVERVIEW

- **Ownership:** Central Kentucky Business Park Authority
- **Acres:** 200-300 acres
  - \*Engineering/due diligence will finalize developable acres
- **Zoning:** I-2 (Heavy Industrial)
- **Transportation**
  - Interstate 75 (I-75): Less than 2 miles
- **Utilities:** All utilities are on site or within close proximity.
  - Additional details will be included within the strategic plan.
- **Surrounding Businesses:** Hyster-Yale; Novelis; Hitachi Astemo America, Berea Plant No. 1; Hitachi Astemo America, Berea Plant No. 2; KI USA Corporation; Kentucky Steel; Mastronardi Produce (Former AppHarvest facility)

## CURRENT STATUS

- Engineering RFP solicited in August 2025.
- Will apply for KPD1 2024 Round 2 funds in September.
- Applied for congressional funding (Community Project Funding (CPF)) to support site development.
- Actively meeting with national site selectors to share the opportunity and property details.





# NORTHERN MADISON COUNTY SITE

## SITE OVERVIEW

- **Ownership:** Madison County Fiscal Court is under a Purchase & Sale Agreement with private owner.
- **Acres:** 810 Acres
- **Zoning:** Agriculture (will need to be rezoned)
- **Transportation:**
  - Direct access via US Highway 25
  - Interstate 75 (I-75), Exit 95 located 2 miles north
  - Interstate 75 (I-75), Exit 90A located 2.5 miles south
- **Utilities** - All utilities at or near the site. A clear path has been established to help all utilities meet the needs of industrial size users.

## CURRENT STATUS

- Due diligence is underway.
- Madison County Fiscal Court has passed a resolution to assign the PSA to the CKBPA.
- Will apply for KPDJ 2024 Round 2 funds in September.
- Actively meeting with national site selectors to share the opportunity and property details.



# KY CABINET FOR ECONOMIC DEVELOPMENT

## *Requested Project Size*

Site Requests via RFI's for  
New Location Projects

- Represents all **project requests** handled by the Kentucky Cabinet for Economic Development between January 2020 through October 2022.
- Outlier requests (e.g., 500+ acre greenfield site) have been removed
- Projects worked by Kentucky Cabinet for Economic Development that **announced and landed** were significantly smaller, averaging between 36 and 60 acres for greenfield projects.

Industry	Average Requested Square Footage	Average Requested Acreage
Aerospace	362,600	100
Agribusiness / Agritech	199,140	67
Automotive	469,258	190
Business/Financial Services	57,490	14
Chemicals	101,173	40
Distribution & Logistics	288,758	64
Food & Beverage	232,544	85
Healthcare	116,083	20
Manufacturing	246,686	146
Metals	193,957	119
Plastics & Rubber	240,096	62
<b>Average Request</b>	<b>227,980 SF</b>	<b>82.45 acres</b>

# CASE STUDY: TRIANGLE NORTH

- Largest multi-jurisdictional park in North Carolina
- Attracts secondary development from the Research Triangle Park (largest research park in the United States) located in Raleigh
- Four counties partnered to develop four sites (one in each county)
- Each site targets specific businesses, but each park complements one another and the Research Triangle Park
- Counties equally split development costs for each site and share revenues

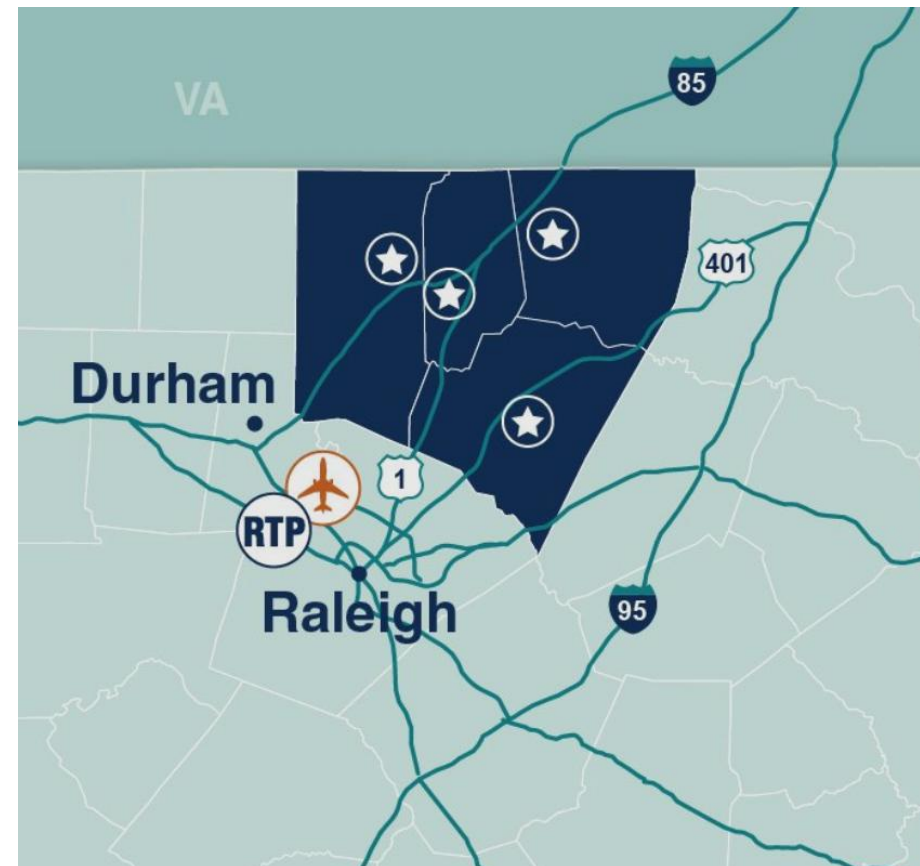
## PARKS

**Triangle North Granville:** Targets life sciences and technology due to proximity to Vance-Granville Community College.

**Triangle North Franklin:** Targets high-tech and aviation services due to proximity to Triangle North Executive Airport.

**Triangle North Warren:** Targets distribution, logistics, and manufacturing companies due to proximity to major transportation routes.

**Triangle North Vance:** Targets offices, mid-tech business and manufacturing due to proximity to Vance-Granville Community College and I-85.





# CASE STUDY: FRANKLIN-SIMPSON COUNTY

## FRANKLIN-SIMPSON INDUSTRIAL AUTHORITY

Industrial recruitment through:

- New Industry Attraction: IDA retain land and sell directly to client.
- Commercial Developer Relationship(s): IDA sell land to developer, who constructs spec industrial buildings to sell or lease to clients.

Result: Three Industrial Parks

- Sanders Interstate Industrial Park (red)
- Stone-Givens Industrial Park (orange)
- Henderson Interstate Industrial Park (green)

Benefits of this Dual-Approach Model

- Reduces the financial burden of park development.
- Land sales allows for additional income to be used at the discretion of the IDA.
- Offers diverse products for prospective clients (greenfield sites, spec buildings for sale/lease, BTS opportunities, etc).
- Ensures developer alignment with the Franklin-Simpson IDA's vision.
- Retains CCRs to maintain the IDA's intended park uses.

Recent Franklin-Simpson Announcements

- January 2023 - \$104.4 million investment, LioChem e-Materials, 141 new jobs
- Feb 2023 - \$259 million investment, Trader Joes distribution facility, 876 new jobs
- March 2025 - \$53.5 million investment, Shinsung ST USA, 100 new jobs
- July 2025 - \$20 million Headquarters relocation project, Alta Alloys, 45 new jobs
- July 2025 - \$3.6 million expansion, Sumitomo Electric Wiring Systems, 76 new jobs



# CASE STUDY: REDSTONE GATEWAY

- Redstone Arsenal is a U.S. Army installation outside of Huntsville, Alabama.
- Serves as a major hub for various government agencies and defense contractors and plays a crucial role in the region's economy.

## REDSTONE GATEWAY

- \$1 billion office park located on 470-acres outside of Redstone Arsenal.
- Supports Redstone Arsenal initiatives and complement nearby Cummings Research Park West. Attractive location for government entities.
- Joint venture between Jim Wilson & Associates, LLC and COPT Defense Properties – a real estate investment trust (REIT) specializing in mission-critical facilities that support defense installations and contractors.
- City of Huntsville did a TIF and committed to constructing infrastructure over a 15-year period.
- Home to defense contractors, technology firms, logistic providers, etc.
  - Largest tenants are the federal government and major defense contractors (Northrop Grumman, Boeing, KBR, etc).
- The development has successfully diversified the economy while maintaining strong ties to the defense and aerospace industries.





# CKBPA NEXT STEPS

Ongoing work over the next several months includes:

1. Industry Connections - Regular meetings with real estate brokers and site selectors to increase awareness of opportunities.

2. Creating a strategic plan for the Authority, including items like:

- Mission and Vision
- Community and Industry Overview
- Site Analysis
  - Each site analysis will include an overview of utilities, transportation, topography, nearby assets, etc.
- Market Analysis
  - Industry trends, target sectors, competitive positioning
- Strategies and Initiatives
  - Marketing and outreach plans
  - Infrastructure development/improvements
  - State and federal funding opportunities
- Other Considerations
  - Planned developments
- Implementation Plan
  - Timeline and milestones
  - Roles and responsibilities within the Authority
  - Budget and resource allocation

## 90-day Priorities:

Issue RFP for engineering services for the Berea site.

Submit KPDI 2024 – Round 2 Applications for the Berea and Northern Madison Co sites.

Begin due diligence work with selected engineering firm on the Berea site.