

Mississippi Power Project Ready Sites Round II

Program Overview

In today's global economic environment, economic development is highly competitive. There is increased competition for new jobs and capital investment. Likewise, there is competition for scarce resources to build infrastructure and make improvements in community assets necessary for a successful economic development strategy.

In an effort to make their product stand out in this increasingly competitive environment, many communities are seeking to "certify" their sites as ready for industrial development. Indeed, having product (i.e. sites, industrial parks, and buildings) that is market ready is a crucial part of being able to successfully recruit new capital investment and new jobs. Many communities, regions and organizations throughout the country have initiated efforts to have their sites "certified" by third party experts.

Recognizing this trend, Mississippi Power Company (MPC) developed and implemented a comprehensive certified site program in 2008. Under this program, 12 sites throughout Mississippi Power's service territory were certified. This program has been successful in increasing project activity and interest in the MPC service territory.

Program Objectives

There are two primary objectives of this program.

- To identify sites that have are appropriate for development by companies in different industries.
- Improve the readiness of those sites in the inventory so that they become more marketable to potential prospects

Ultimately, Mississippi Power intends to certify sites that have completed the process and all related due diligence as "Project Ready".

To help with this endeavor, Mississippi Power has retained Goldsmith Strategy, a site selection consulting firm based in Greenville, South Carolina. Goldsmith Strategy will be responsible for providing the site criteria, preparing the request for information, and conducting site visits.

Development Categories

For Round II of the Project Ready Sites program, properties will be certified in four different development categories:

- Super Site
- Large Industrial
- General Industrial
- Industrial Park

A site is defined as a property that is appropriate for a single industrial user and the acreage is contiguous and free of impediments to development. An industrial park is defined as property that is appropriate for multiple industrial users. The total acreage of the industrial park can be subdivided and impediments to development within the park as long as they are taken into consideration in the development plan for the industrial park

Each development category has a different set of minimum criteria. These minimum criteria are based on the actual business requirements of companies seeking new facility locations in each of the development categories. The Minimum Criteria are listed in the section below.

Minimum Criteria

1. Site must meet the following requirements for minimum developable and contiguous¹ acres.

Development Category	Acreage Requirements
Super Site	300 developable and contiguous acres
Large Industrial	75 developable and contiguous acres
General Industrial	35 developable and contiguous acres
Industrial Park	200 total acres with a single 35 acre contiguous and developable parcel and 60% of the remaining acreage in developable parcels

The configuration of the developable and contiguous acreage must be acceptable for a single industrial user.

¹ Developable and contiguous acreage must be free of any impediments to development. Impediments to development include: streams, flood plain, utility easements, roads, wetlands, archeological or historical sites that cannot be disturbed. Mitigation for any known impediments, if required, must be capable of being accomplished within 90 days.

2. The developable acreage of the site or park must be located outside of 100-year flood plain. If a majority of the proposed developable acreage is within the flood plain, the applicant must demonstrate the ability to bring the site out of the flood plain in accordance with local ordinances.
3. The site or park must be available for sale or lease (must be a minimum 25 year term) with documented price and terms. Acceptable documentation includes: real estate listing, option, contingency contract to purchase or lease, or a letter from the owner, if the owner is the applicant.
4. Site or park must be zoned appropriately or able to be re-zoned for industrial use with 90 days.
5. Site or Park must be served by industrial quality power with the capacity to handle the minimum requirements listed below.

Development Category	Electric Requirements	Time Frame
Super Site	10 MW	12 months ²
Large Industrial	5 MW	12 months ²
General Industrial	2.5 MW	6 months
Industrial Park	5 MW	12 months ²

6. Site must be served by natural gas infrastructure with the capacity to deliver the minimum volumes listed below:

Development Category	Natural Gas Requirements	Time Frame
Super Site	25,000 mcf	12 months
Large Industrial	15,000 mcf	12 months
General Industrial	Not required	Not required
Industrial Park	15,000 mcf	12 months

² If adequate infrastructure is not currently at the site, applicant must demonstrate that electric infrastructure capable of support construction and project start-up are available at the site and that appropriate infrastructure to support the minimum load can be extended to the site within 18 months.

7. Site must be served (or able to be served) by water infrastructure and a water system capable of meeting the following minimum excess capacity requirements.³

Development Category	Water Requirements	Time Frame
Super Site	500,000 gpd	12 months
Large Industrial	300,000 gpd	9 months
General Industrial	150,000 gpd	9 months
Industrial Park	400,000 gpd	9 months

8. Site must be served (or able to be served) by wastewater infrastructure and a wastewater treatment system capable of meeting the following minimum excess capacity requirements.

Development Category	Wastewater Requirements	Time Frame
Super Site	400,000 gpd	12 months
Large Industrial	200,000 gpd	9 months
General Industrial	100,000 gpd	9 months
Industrial Park	300,000 gpd	9 months

9. The applicant must provide the following documentation to demonstrate the site's developability.

- A boundary survey showing the site boundaries and all relevant easements.⁴
- Phase I Environmental Site Assessment (ESA). The Phase I ESA must have been conducted within the past 5 years and in accordance with current ASTM Standards. If there is indication of a recognized environmental concern, a Phase II ESA will be required to certify the site. If the identified areas of environmental concern are part of the acreage to be developed and the Phase II ESA indicates that these areas will need to be remediated, a remediation plan must also be submitted. The remediation plan must include cost and schedule estimates.
- A Wetlands Delineation including map(s) and/or reports(s) indicating the location of wetlands must be completed. The wetlands delineation must have been conducted within the past 5 years. If wetlands exist and will be disturbed, a plan for mitigation, including costs, a schedule, and a funding source(s), must be submitted.

³ Note that typical fire suppression requirements require a flow of 1500 gpm at a pressure of 30 psi. If the existing system cannot meet those requirements, the applicant will be required to demonstrate how the property will handle fire suppression requirements.

⁴ A LIDAR survey from the Mississippi Automated Resource Information System (MARIS) is acceptable.

- Documentation including map(s) and/or report(s) indicating the presence and location of rare or endangered plant and/or animal species must be completed. The Threatened and Endangered Species Survey must have been conducted within the past 5 years. This report should be accompanied by an acknowledgement letter from the U.S. Fish and Wildlife Service. The applicant should also include any mitigation plans, if applicable.
- Documentation including map(s) and/or report(s) indicating the presence and location of archeological findings, historic sites, or structures must be provided. This report should be accompanied by an acknowledgement letter from the State Historical Preservation Officer (SHPO). The applicant should also include any mitigation plans, if applicable. If a community has completed an archeological and historical investigation on their site, and they have received a letter from SHPO stating that no further archeological investigation is needed – the community does not have to redo the archeological and historical study.
- Site must have a geotechnical assessment completed within the last 15 years. The geotechnical assessment should have a minimum of 1 boring for every 5 acres. Each boring should be drilled to a minimum of 20 feet.

10. INDUSTRIAL PARKS ONLY: The applicant must submit a Master Development Plan that shows the location of park access roads, easements for all utilities (water, sewer, natural gas, electricity, and telecommunications), and proposed lot locations and sizes. The Master Development Plan should take into consideration and note the location of development limitations, such as wetlands, floodplains, and permanent easements.

Instructions for Submission

If a community intends to participate in Round II of the Project Ready Sites program, a letter of intent must be submitted by **Wednesday, March 16th**. A template for the Letter of Intent is included at the end of the Program Overview.

Once a letter of intent as been received, the questionnaire and list of required of attachments will be delivered electronically to the primary contact for the property.

The questionnaire and required attachments will be due on **Friday, May 6th**. An electronic and two hard copies of the submission are required. Each item of the submission has specific requirements for electronic submission (pdf versions, word documents, jpeg files, etc.). Those requirements will be included in the list of attachments.

Program Schedule

The questionnaire and required, available attachments are due on Friday, May 6th. ***Please note that due diligence studies do not need to be completed by this date.*** Goldsmith Strategy will review all of the materials submitted and correspond electronically with the applicant regarding missing or inadequate information.

Site visits will be conducted for all sites beginning the second week of June 2016. Further instructions for site visits will be communicated to the applicants. Once all of the site visits are completed, Goldsmith Strategy will communicate with the applicants regarding all issues and outstanding information that must be completed before the property can be certified.

All materials, including due diligence studies, must be submitted to Goldsmith Strategy by **Friday, September 16th**.

Recertification

Every site will have to be provide certain documentation relative to the site in order to retain its certification. All sites that are certified will receive an expiration date as a part of the certification documentation. The expiration date will be based on the earliest date of the following items:

- The expiration of property availability
- Five years from the date of the Wetlands Delineation Study
- Five years from the date of the most recent Environmental Site Assessment

Upon the expiration, communities will receive notification from Mississippi Power regarding the information that needs to re-submitted in order for the community to retain its certification.