Summary of Project Deliverables

SSI Phase I: Site Discovery

STRATEGIC SITES INVENTORY PROGRAM

Differentiate.   Compete.   Win.

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SITE DISCOVERY

Site Discovery is the principle differentiator between the SSI Program and site "certification" programs of various incarnations across the country. Whereas conventional site certification programs evaluate properties that are already on the market regardless of development suitability, Phase I of the SSI Program constitutes a mining exercise in which previously unknown sites of exceptional quality for industrial and commercial projects are discovered. The LL+D team applies its site selection expertise through a detailed desktop analysis to deliver objective, a-political results. SSI Phase I is the first step to developing a competitive sites inventory. Thorough consideration of the many factors that contribute to property development feasibly give our clients confidence to compete for quality job-producing projects.

SSI Phase I Deliverables:

- ✓ **Core Suitability Models**
- ✓ **SSI-Identified Potential Sites**
- ✓ **Individual Site Maps**
- ✓ **County Index Maps**
- ✓ **GIS Site Boundaries**
- ✓ **SSI Sites Summary Table**
- ✓ **Phase I Status Reporting**
- ✓ **Education and Outreach**
- ✓ **Local Sites Review Workshops**
- ✓ **Customized SSI Portal Access**
- ✓ **Phase I Findings Report**

Core Suitability Models

OPTIMAL SITE LOCATIONS TO FIT YOUR INDUSTRY TARGETS

Core Suitability Modeling is a GIS land use and logistics-driven analysis tool enabling the site search efficiency unique to the SSI Program. A suite of eight core models provide the versatility to analyze location suitability for a diverse set of industry sectors. Each core model is defined by a project land use and includes varying transportation scenarios. This allows greenfield site searches to be customized for each community to align with transportation assets and viable target industries. Objective and a-political, Core Suitability Modeling defines site quality through a complex set of industrial and commercial location competitiveness factors.
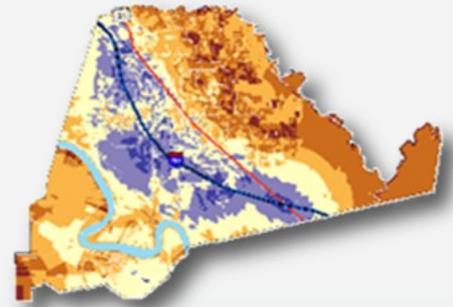
Lowest Suitability

Highest Suitability

SSI-Identified Potential Sites

OUR SITE SELECTION EXPERTS SELECT ONLY NATIONALLY-COMPETITIVE SITES

SSI Phase I relies on a detailed desktop analysis to explore physical characteristics, environmental conditions, community setting, and asset connectivity to identify potential strategic sites. Our process is informed by multi-disciplined expertise including civil and geotechnical engineering, biological and ecological science, landscape architecture, forestry, and archaeology. The LL+D team of site selection experts exercises an unbiased, a-political process to deliver nationally-competitive industrial and commercial greenfield sites.

Individual Site Maps

DETAILED SITE MAPS HIGHLIGHT CRUCIAL ELEMENTS FOR PROJECT DEVELOPMENT

Site map features:

- Aerial photo base
- Site boundary
- Site acreage
- Major transportation assets
- Potential wetlands (NWI)
- Flood hazard area
- Populated places
- Primary cultural features

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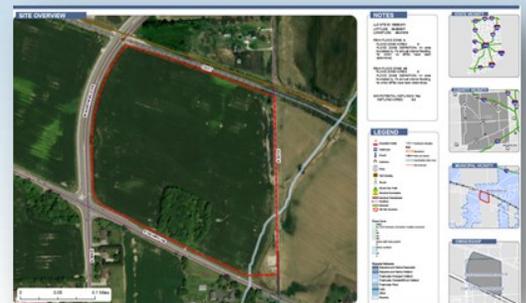
County Index Maps

GEOGRAPHIC DISTRIBUTION AND LOCATION REFERENCING FOR SSI PHASE I SITES

The distribution of SSI Phase I sites across your county are easily understood with county index maps which include primary roads and population places for quick location reference.

County index map features:

- SSI site location symbolized by project land use
- State and county FIPS code-based unique site IDs
- Primary transportation assets
- Municipalities/populated places
- Electric utility service territories (if available)
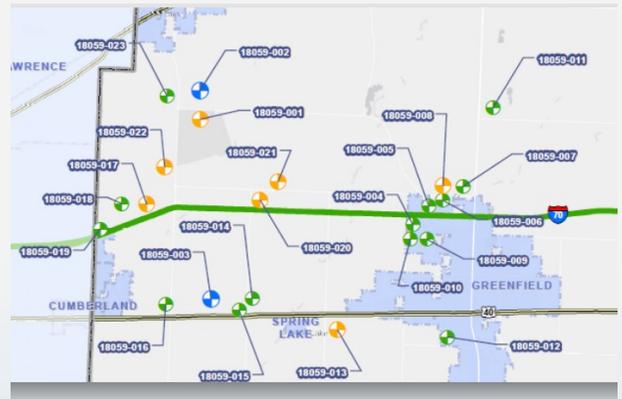
GIS Site Boundaries

GIS DATA FILES ALLOW CLIENTS TO MAP AND ANALYZE SSI PHASE I SITES INTERNALLY

We deliver GIS files that include the following formats and attributes:

- Esri shapefile or file geodatabase
- Google Earth KML/KMZ
- AutoCAD files
- Current owner or record
- Target project land use

- Site ID
- Total acres
- Buildable acres
- Parcel ID No.(s)
- Site rank

ArcGIS

KML
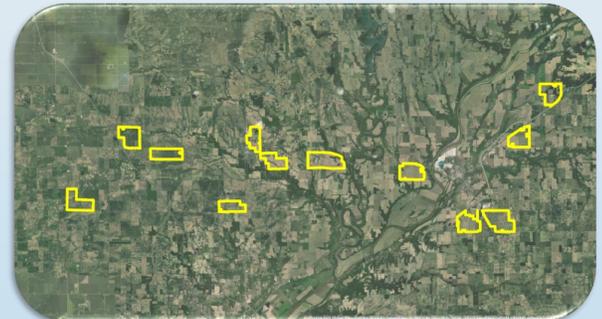
SSI Sites Summary Table

SSI PHASE I SITE FINDINGS SUMMARIZED IN TABULAR FORMAT

SSI Phase I Sites: 4+ Ranking													As of 11/11/2020
					Tax Parcels		Transportation Access			*Project Land Use			
County	Site ID	Site Rank	Acres	PAD Acres	No. of Owners	No. of Tracts	Rail	Interstate	Four-lane	HI	LI	D/FL	AG
Orange	12095-021	4.5	355.0	145	2	3			•		•		•
	12095-022	4.0	42.6	25	1	1			•				•
	12095-023	5.0	188.4	175	1	1			•				•
	12095-024	4.0	650.5	427	1	6	•	•		•			
	12095-026	4.0	224.5	87	1	2			•		•		•
	12095-027	4.5	136.6	47	1	1	•		•	•	•		•
	12095-028	5.0	559.5	402	2	4	•	•		•		•	
	12095-030	4.0	107.9	74	1	1							
	12095-032	4.0	266.4	215	1	2							
	12095-033	5.0	335.4	125	1	3			•	•	•		•
	12095-034	4.5	122.1	48	1	1				•	•		
	12095-038	4.5	778.5	397	3	8	•						
	12095-039	4.0	65.0	51	1	1		•			•	•	•
	12095-040	4.0	88.8	66	2	4	•	•			•	•	
	12095-042	4.5	156.2	140	1	1			•		•		•
	12095-043	5.0	49.0	32	1	1			•		•		

Summary table features :

- Site ID
- Total acres
- Buildable acres
- Number of tracts
- Number of landowners
- Major transportation assets
- Primary, secondary, tertiary project land use

Project Management and Status Reporting

STAY INFORMED ABOUT CRITICAL PROJECT ASPECTS WITH TIMELY UPDATES

We ensure our projects are on time, on budget, and our clients stay informed:

- Proven project management execution
- Site search progress maps
- Local site review workshop scheduling

- Precise task scheduling
- SSI Phase I summary dashboard
- Bi-weekly project status reporting

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Education and Outreach

ENSURE ACCURATE MESSAGING AND STAKEHOLDER PARTICIPATION

Ensuring our clients' state, regional, and local stakeholders are accurately informed about the purpose and mission of the SSI Program is paramount. Our team assists with outreach and educational content to help communicate the process and value of the SSI Program and stimulate stakeholder participation. We provide messaging strategy as well as educational webinars customized for both internal and external communication objectives.

Local Sites Review Workshops

NO ONE KNOWS YOUR BACKYARD BETTER THAN YOU

An essential part of SSI Phase I: Site Discovery, local sites review workshops seek municipal and county-level stakeholders' input to discuss, evaluate, and rank SSI Phase I sites. Local perspectives give our team invaluable insight about utility availability, zoning and future land use, planned infrastructure improvements, and landowner engagement to effectively vet sites for strategic inventory pursuit.

Typical local site review workshop participants represent:

- *Economic Development*
- *Planning and Zoning*
- *Engineering/Drainage*
- *Public Works*
- *Permitting*
- *Administration*
- *Tax Assessor*

Customized SSI Portal Access

DATA-RICH SSI SITES ACCESS AND MANAGEMENT, ALL IN ONE PLACE

SSI Portal features:

- *Site database*
- *Extensive GIS data layers*
- *Site lifecycle tracking*
- *Filtering/search functions*
- *Document storage*
- *Data capture and editing*
- *NAICS code-based RFI site searches*

Layers

Base Map

Topo Vector

Additional Layers
- ☐ Coal ⚙
- ☐ Coal Thickness Springfield
- ☐ Electric Utility Territories ⚙
- ☐ Site Parcels ⚙
- ☐ FEMA DFIRM (Flood Zone)
- ☐ USDOT Rail ⚙
- ☐ SSURGO ⚙
- ☐ Counties ⚙
- ☐ National Wetlands Invento
- ☐ NWI IU (2014) ⚙
- ☐ Hydrography ⚙
- ☐ Contours ⚙
- ☐ Opportunity Zones ⚙

Filters

☑ SSI Sites

ID:

Acreage: ___ to ___

Phase: - Any -

Priority Ranking: - Any -

County: - Any -

Clear

Zoom ☑
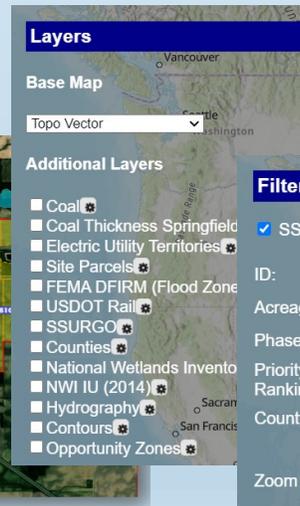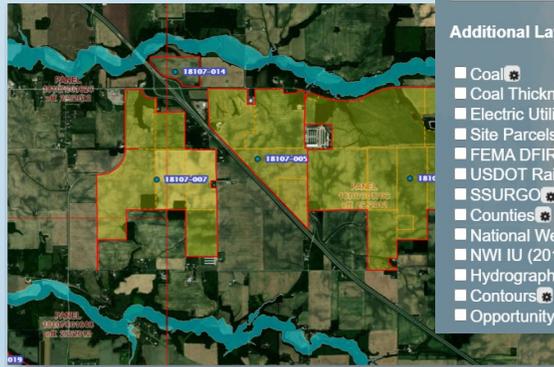
Phase I Findings Report (optional)

HEAVILY-RESEARCHED FACTS TO SUPPORT SITE COMPETITIVENESS OPINIONS

We offer the option to have Phase I: Site Discovery findings compiled into a formal report to document all facets of the project in detail. Each report is complete with process methodology, project land uses applied to study area, individual site descriptions, site maps, index maps, site summary tables, and post-local site review summaries.

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Strategic Sites Inventory Program
Increasing community competitiveness... one site at a time.

SSI
QUALIFIED SITE

SSI Program video @ www.location-design.com/SSI

Differentiate.   Compete.   Win.

Strategic Sites Inventory (SSI) Program is an economic development initiative designed to increase community competitiveness for quality job creation by strengthening local inventory of real estate assets for industrial and commercial development. A pure "product" development initiative, the SSI Program identifies a community's most competitive real estate assets for economic development land uses and qualifies those sites through rigorous engineering and environmental due diligence.

Born out of prospect-driven industrial and commercial site selection, the SSI Program involves a highly technical process to identify, screen, and graduate to market nationally-competitive properties for industrial and commercial development. Led by a multi-disciplined team of professionals with over twenty-five years of corporate site selection experience, the SSI Program combines engineering, environmental, ecological, geospatial, economic, landscape architecture, forestry, and cultural resource consulting with real estate and marketing expertise for comprehensive product development. Absolute site quality and rapid market graduation are hallmarks of the SSI Program. Leotta Location and Design created the SSI Program with one strategy in mind: *"Quality Sites = Quality Projects = Quality Jobs"*.

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