MADISON COUNTY VOCATIONAL TRAINING CENTER

APPLICATION

Elmer Thomas, Superintendent
Madison County Schools
301 Highland Drive
Richmond, Kentucky 40475
Introduction

The Madison County School System, as the fiscal agent for the Madison County Workforce Group, is requesting funding for the construction of a new Vocational Center in Madison County. The Madison County Workforce Group seeks to improve the effectiveness of and streamline the governing structures of the public workforce investment system, empower elected officials and workforce boards, establish structures for working regionally aligned with regional economies, and engage the key stakeholders needed to lead the system to achieve the goals by developing a strategic, integrated plan that supports economic growth and labor force needs. Although the Madison County Workforce Group fully supports the programs as described in the grant application, the basic fundamental issue at hand is lack of current facilities and lack of funding to create additional facilities. The grant would provide the necessary funding to create the facility that would enhance not only the local workforce but that of regional and statewide workforce. In addition to the new facility located in Richmond, additional funding is being requested to renovate a smaller vocational training center in Berea. Madison County is centrally located in the state with major transportation hubs connecting many counties with enormous amounts of advanced industry, health care facilities, and an ever growing residential presence resulting in increased need for training for transportation, health care, Computer and IT, skilled, aviation mechanics, manufacturing and construction trades.

An underlying issue that the state is facing as well as the local communities is the ability to find workers that are drug free and can obtain and sustain a job. As most employers apply drug free policies in their hiring practices, it is difficult to obtain and sustain qualified workers under the current policies. As the current drug epidemic increases, the Madison County Workforce Group has formed a unique solution with the assistance from the Madison County Fiscal Court. As the rise in drug usage increases, the burden of the local detention centers increases as well. Many of these drug users become offenders and a financial responsibility of Madison County as well as a burden to its citizens. The Madison County Workforce Group is proposing implementing a diversion program for Court ordered offenders that would complete vocational training and become an active part of the workforce. The uniqueness of our proposal is that we believe with the appropriate training and assistance for job placement it would offer alternatives to drug use. Because the program is unique, the Madison County Workforce Group feels that it can become a model for the State to help to alleviate the increasing overcrowding of detention centers state wide as well as tapping into a workforce that would otherwise be eliminated from availability but has tremendous potential for training and skill development. As we illustrate our overall commitment to the finding new and unique solutions through various means and partners, we would appreciate your consideration for funding a New Vocational Training Center in Madison County. The
Madison County Workforce Group strives to build upon the foundation and success of the education and training of our workforce with the assurance of commitment that Group has to sustain the facility by providing the necessary services, instructors, and maintenance to the Center that will lead and enhance the workforce in the future.

The Madison County School will work with KCTCS to provide duel credit courses and to work with employer partners to provide postsecondary training and certifications that will enhance students and adults through the vocational training process. Madison County Schools will be providing five instructional teaching staff as well as 2 custodial staff and one administrator. KCTCS will be providing three teachers that will teach in transportation, welding, and medical assistant certifications. The Madison County School System and the City of Berea will be donating parcels of land that the Vocational Training Centers will be built upon. Eastern Kentucky University will provide program development assistance. The Kentucky Adult Education Program at EKU will also be a partner by providing assistance with "work ready" adults. The Proposed Vocational Training Center will increase the availability for GED training, diplomas, as well as various Career Ready and Essential Skills Certifications as the programs are developed. Classes will be offered onsite and online. The Madison County Fiscal Court will provide assistance with program development and equipment for training purposes in CDL program. This will include staff, transportation, and equipment for the inmate proposal as a component to the contribution. The Richmond and Berea Chamber of Commerce, as well as the Berea Industrial Board, will provide staff and marketing development assistance. The Kentucky Community and Technology College will provide staffing and program development assistance. Saint Joseph Hospital will contribute financially to the program. The private sector businesses will provide assistance in various measures from willingness to provide employees to serve on board to financial and training support once the program is initiated and a more precise need is determined.

Each partner is committed to providing services to make the program succeed from committing approximately $1,000,000 in land and instructors as well as administration and custodial services from the Madison County School Systems to personnel commitment from private sectors to serve on the committees to enhance development over training structures and facilities.
Waiver of Confidentiality & Authorization to Publish Kentucky Work Ready Skills Initiative Application

I, Elmer Thomas, the authorized signatory for Madison Co. Schools ("Lead Applicant"), hereby acknowledge, on behalf of Lead Applicant and each partnership member organization, that the entirety of this Kentucky Work Ready Skills Initiative Application ("WRSI Application"), including my responses and any attachments hereto, shall be open for public inspection. I also authorize the Kentucky Education and Workforce Development Cabinet to publish and/or distribute the entirety of this WRSI Application, including all responses and attachments, to the public, to other state agencies (including the Cabinet for Economic Development), and to contracted consultants to determine the feasibility and potential impacts associated with the proposed project.

I fully understand and acknowledge, on behalf of the Lead Applicant and all partnership member organizations, that signing this form constitutes a waiver of Lead Applicant’s, as well as each partnership member organization’s, right to confidentiality as to any and all information contained in the WRSI Application, including any attachments hereto. Further, I certify that Lead Applicant and each partnership member organization submits this WRSI Application with full knowledge and understanding of the fact that it has no right to confidentiality and that the full WRSI Application and all attachments will be open to public inspection.

Lead Applicant and all partnership member organizations hereby release and hold harmless the Kentucky Education and Workforce Development Cabinet, its agents, and staff who shall comply in good faith with this waiver and authorization, from any and all liability of any kind arising from or in any way related to the publishing or distribution of Applicant’s WRSI Application.

By signing this Waiver and Authorization, Lead Applicant represents that each partnership member organization has reviewed, understands, willingly consents, and is bound by each and every term or provision contained in this Waiver of Confidentiality and Authorization to Publish Kentucky Work Ready Skills Initiative Application.

Authorized Signature, Lead Applicant

Printed Name

Title

Date

STATE OF KENTUCKY )

ss

COUNTY OF Madison )

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, this 17th day of Sept., 2016, by Elmer Thomas.

My commission expires: 11/19/18

Brian Barnes

NOTARY PUBLIC-STATE AT LARGE
Waiver of Confidentiality & Authorization to Publish Kentucky Work Ready Skills Initiative Application

By signing below, each partnership member organization acknowledges that it has read the Waiver of Confidentiality and Authorization to Publish Kentucky Work Ready Skills Initiative Application and, furthermore, knowingly waives its right to confidentiality as to any and all content contained in this WRSI Application, the responses, and attachments hereto. Each partnership member organization also expressly authorizes the Kentucky Education and Workforce Development Cabinet to publish this WRSI Application in its entirety, including responses and attachments. This form must be signed by an authorized representative of the partnership member organization or by the Lead Applicant with permission of the partnership member organization.

Authorized Signature, Partner

Title

Date

Authorized Signature, Partner

Title

Date

Authorized Signature, Partner

Title

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Authorized Signature, Partner

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Date

Page 2 of 4
Waiver of Confidentiality & Authorization to Publish Kentucky Work Ready Skills Initiative Application

By signing below, each partnership member organization acknowledges that it has read the Waiver of Confidentiality and Authorization to Publish Kentucky Work Ready Skills Initiative Application and, furthermore, knowingly waives its right to confidentiality as to any and all content contained in this WRSI Application, the responses, and attachments hereto. Each partnership member organization also expressly authorizes the Kentucky Education and Workforce Development Cabinet to publish this WRSI Application in its entirety, including responses and attachments. This form must be signed by an authorized representative of the partnership member organization or by the Lead Applicant with permission of the partnership member organization.

Authorized Signature, Partner

Authorized Signature, Partner

Authorized Signature, Partner

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10/17/2016

Date

Date

Date

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Date

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Date

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Date

Date

Date

Date

Date

Page 2 of 4
October 17, 2016

Mr. Elmer Thomas
Superintendent Madison County Schools
301 Highland Park Drive
Richmond, Kentucky  40475

Mr. Thomas,

On behalf of the Madison County Fiscal Court, I would like to thank you for the leadership in guiding the preparation of the grant application with the Kentucky Work Ready Skills Initiative. This application is an exciting opportunity for the first regional Vocational Center for students and adults in the Bluegrass Area. The Madison County Fiscal Court is prepared to offer staff assistance, busses and equipment for the CDL program, as well as staff assistance and support for the Court diversion program for those that need alternatives to incarceration. We are excited about this proposal as it is the first of its kind and feel that it can initiate similar proposals being implemented in other communities. With the introduction of the diversion program and the cooperation of the industry and Vocational Center to enhance the skills, we feel the diversion program will be a success increasing job skills and job opportunities thus reducing the burden on our Detention Center and the citizens of Madison County. But more importantly, it will increase the job skills of our youth which will lead to greater opportunity and increased productivity in our region.

As a leader, I realize that successful people make successful communities. A Vocational Center would greatly enhance the educational and vocational opportunities that are currently limited to our students and adults at time and would greatly enhance the economic development for Madison County and the Central Kentucky Region. Again, thank you for your commitment to the Vocational Center and we look forward to working with you in the future.

Sincerely,

Reagan Taylor
Madison County Judge/Executive

Reagan Taylor  Larry Combs  Roger Barger  John Tudor  Tom Botkin
Judge Executive  Magistrate District 1  Magistrate District 2  Magistrate District 3  Magistrate District 4
October 17, 2016

Mr. Elmer Thomas  
Superintendent, Madison County Schools  
301 Highland Park Drive  
Richmond, Kentucky 40475

Mr. Thomas,

On behalf of the Richmond City Commission, I want to thank you for your leadership in guiding the preparation of a grant application with the Kentucky Work Ready Skills Initiative. This application is being submitted through the Kentucky Education Workforce Development Cabinet. The potential for a Madison County Vocational Training Center to be located directly adjacent to the Richmond Industrial Parks presents an exciting opportunity. The Richmond City Commission feels very fortunate to be a participating partner in this important grant project which has a broad range of local community support. The City of Richmond is prepared to offer staff time and other support services over the next two-year period to support the operations of the training center. We have staff members that have experience in Industrial, Economic and Community Development as well as the potential to provide other services that can assist the center in accomplishing mission objectives.

As leaders, we consistently remind ourselves that successful people help make successful communities. A new and vibrant Vocational Training Center that is to be located near large employers who are also committed to the success of people throughout their commuting area and beyond is a win-win situation! We look forward to working with you to promote economic development in the City of Richmond, Madison County and throughout the Central Kentucky Region. In the event that you have questions and/or need more information please contact Richard Thomas, Richmond City Manager at 859-623-1000.

Sincerely,

[Signature]

Mr. Jim Barnes  
Mayor, City of Richmond

Ce: Richard Thomas, Richmond City Manager
October 18, 2016

Secretary Hal Heiner
Kentucky Education and Workforce Development Cabinet
300 Sower Boulevard, Fourth Floor
Frankfort, Kentucky 40601

Secretary Heiner,

With the partnership between the Madison County Fiscal Court, Madison County Public Schools, and Berea Independent School District, Kentucky Community and Technical College System, along with various private sector employers, the City of Berea fully supports the Vocational Center grant application that will allow Madison County to offer training and certification programs locally that addresses our existing and future workforce development needs. We are committed to providing the necessary funding and in-kind support to bring this facility online. We are a benefactor of recent growth in the advance manufacturing sector. US News & World Report just identified Richmond-Berea as the number one location nationwide to work in manufacturing based on a 40% growth in manufacturing jobs from 2013 to 2014. Our private sector employers are hiring today and expect growth to continue in advanced manufacturing and healthcare between 25% to 30% by 2024. The proposed facility and program would put our community in an ideal situation to continue its growth, while making sure our employers continue to have access to a trained and skilled workforce.

Respectfully,

Danny Isaacs
Director of Business Development
City of Berea
212 Chestnut Street
Berea, KY 40403
October 17, 2016

Madison County Schools
Mr. Elmer Thomas, Superintendent
301 Highland Park Drive
Richmond, Kentucky 40475

Dear Superintendent Thomas,
On behalf of the Richmond Chamber of Commerce, our Board of Directors and our 600+ Members, we congratulate you on your continuous efforts of improving and moving the Madison County School System forward. We could not be more pleased with the testing scores and results that our county has shown this year.

You have our full support for the proposed Madison County Vocational Training Center. We find this to be an exciting and wonderful opportunity for so many of Madison County residents. This facility will educate our youth and prepare them with the skills they need for jobs in the future. It will allow adults an opportunity to continue their education to learn a new skill set or to get the quality of training needed to move up in their careers. This type of Vocational Training is exactly what Madison County needs to improve the Work Ready Skills to keep our residents employed and able to be a part of the Madison County job force.

The impact that a Vocational Training Center would have on Madison County would affect all of us, from an economic development standpoint, a lower unemployment rate, to industrial growth and business growth, to giving people the confidence and training they need to enter or perhaps re-enter the workforce. What an amazing opportunity for all of us.

Our Chamber’s support will be largely in-kind to assist in marketing, develop curriculum, host advisory committees, host planning meetings, and any ways that we are needed that you see fit. If you have any questions, please contact me directly at 859-661-1875.

Sincerely,

Mendi Goble
Executive Director
Richmond Chamber of Commerce
October 17, 2016

Madison County Schools  
Attn: Superintendent Elmer Thomas  
301 Highland Park Drive  
Richmond, KY 40475

Dear Superintendent Thomas,

On behalf of the Berea Chamber of Commerce Board of Directors, our Economic Development Committee and our Industrial Relations Committee, I am writing to pledge our support for the vocational training center proposed by the Madison County Schools and our various partners through the Work Ready Skills Initiative Grant Application.

As you well know, the Berea Chamber of Commerce has been a very vocal advocate for a "high tech" training facility in Madison County for much of the last decade in response to the on-going employment needs of our local industry. The proposed facility will provide our youth with the skills needed for jobs of the future, serve as a model training and re-training facility for adults, while allowing others a second opportunity through skills development training.

Our Chamber's support will be largely in-kind through the coordination and hosting of planning meetings as the facility is designed, curriculum developed, equipment is acquired, advisory committees organized, programs and services marketed and graduates placed throughout the region.

Questions concerning the need for this training facility can be directed to me at 859-582-7601.

Sincerely,

David Rowlette  
Executive Director
October 17, 2016

Mr. Elmer Thomas
Superintendent, Madison County Schools
301 Highland Park Drive
Richmond, Kentucky 40475

Mr. Thomas,

On behalf of the Richmond Industrial Development Corporation (RIDC, I want to thank you for your leadership in guiding the preparation of a grant application with the Kentucky Work Ready Skills Initiative. This application is being submitted through the Kentucky Education Workforce Development Cabinet. The potential for a Madison County Vocational Training Center to be located directly adjacent to the Richmond Industrial Parks presents an exciting opportunity. The RIDC feels very fortunate to be a participating partner in this important grant project which has a broad range of local community support. The RIDC is prepared to offer staff time and other support services over the next two-year period to support the operations of the training center. Our Executive Director can offer experience in Industrial development and can serve as a source of contact with the various manufacturing operations in the Richmond and surrounding areas. The RIDC also cooperates with the City of Richmond in their efforts to provide economic development support throughout the community.

As leaders, we consistently remind ourselves that successful people help make successful communities. A new and vibrant Vocational Training Center that is to be located near large employers who are also committed to the success of people throughout their commuting area and beyond is a win-win situation! We look forward to working with you to promote economic development in Madison County and throughout the Central Kentucky Region. In the event that you have questions and/or need more information please contact David Stipes, RIDC Executive Director at 859-623-1000 ext: 1803.

Sincerely,

[Signature]

Mr. Dave Gerrein
President, Richmond Industrial Development Corporation

Cc: David Stipes, Executive Director, RIDC
October 17, 2016

Mr. Elmer Thomas  
Superintendent Madison County Schools  
301 Highland Park Drive  
Richmond, Kentucky 40475

Mr. Thomas,

On behalf of Eastern Kentucky University, we would like to thank you for the leadership in guiding the preparation of the grant application with the Kentucky Work Ready Skills Initiative. This application is an exciting opportunity for the regional Vocational Center for students and adults in the Bluegrass Area. Eastern Kentucky University is prepared to offer its expertise in strategic postsecondary areas of development and implementation that will support the vision and mission the Madison County Vocational Center.

As always, Eastern Kentucky University is eager to serve as a partner to local governments and the school systems in a strategic platform to enhancement the education and training of all students and adults.

As a leader in education, we realize that successful people make successful communities. A Vocational Center would greatly enhance the educational and vocational opportunities that are currently available and would greatly enhance the economic development for Madison County and the Central Kentucky Region. Again, thank you for your commitment to the Vocational Center.

Sincerely,

[Signature]

Dr. David T. McFaddin  
Vice President  
Engagement, Stewardship & Government Relations  
Eastern Kentucky University
October 18, 2016

Hal Heiner
Kentucky Education and Workforce Development Cabinet
300 Sower Boulevard, Fourth Floor
Frankfort, Kentucky 40601

Mr. Heiner:

We understand that the City of Berea, Berea Chamber of Commerce, Madison County Fiscal Court, Madison County Public Schools, and Berea Independent School District, Kentucky Community and Technical College System, along with private sector employers are working on a grant application that will allow them to offer training and certification programs locally to address the existing and future workforce development needs of Madison County. We support these organizations and their work to provide these training and certification opportunities, and we are willing to provide future in-kind support in the development of this facility.

Sincerely,

[Signature]

Brian Fouch, Director of Human Resources
Hitachi Automotive Systems Americas, Inc.
859.358.6558
Hitachi Automotive Systems Americas, Inc., a subsidiary of Hitachi America, Ltd., manufactures, remanufactures and markets a wide range of automotive systems including engine management systems, electric power train systems, drive control systems and car information systems for all major automotive original equipment manufacturers worldwide. For more information about Hitachi Automotive Systems Americas, Inc., please visit our website at www.hitachi-automotive.us.

Hitachi Automotive Systems Americas, Inc. was formed on January 1, 2011 when Hitachi Automotive Products (USA), Inc. merged and consolidated its two subsidiaries, UNISIA OF GEORGIA CORPORATION and TOKICO (USA) INC. Hitachi Automotive Systems Americas, Inc. The consolidation is a part of the global initiative by Hitachi Automotive Systems to strengthen the organization and improve the efficiency of operations in the Americas. The company is headquartered in Harrodsburg, KY, with approximately 3,500 employees.
Resolution for application for and administration of
2016 Work Ready Skills Initiative Project

RESOLUTION

County of Madison County Schools, Kentucky

A RESOLUTION OF THE MADISON COUNTY SCHOOL BOARD, KENTUCKY AUTHORIZING
THE SUPERINTENDENT TO MAKE APPLICATION FOR AND, UPON APPROVAL, TO
ENTER INTO AN AGREEMENT WITH THE KENTUCKY EDUCATION AND WORKFORCE
DEVELOPMENT CABINET, TO EXECUTE ANY DOCUMENTS WHICH ARE DEEMED
NECESSARY BY CABINET TO FACILITATE AND ADMINISTER THE PROJECT AND TO ACT
AS THE AUTHORIZED CORRESPONDENT FOR THIS PROJECT. THIS RESOLUTION ALSO
ESTABLISHES PROCUREMENT POLICY FOR ANY APPROVED PROJECT FOR THE FY-
2016-17 APPLICATION CYCLE.

WHEREAS, Madison County School Board, Kentucky desires to make an application for 2016
Work Ready Skills Initiative and/or Commonwealth of Kentucky funds for a project to be
administered by Kentucky Education Workforce and Development Cabinet:

WHEREAS, it is recognized that an application for and approval of funds impose certain
obligations and responsibilities upon the Madison County School Board:

NOW, THEREFORE, be it resolved this 13 day of October 2016, by Madison County School
Board, Kentucky.

The Superintendent is hereby authorized to execute and furnish all required documentation,
including a memorandum of agreement, as may be required for the furtherance of the above-
referred project and to act as the authorized correspondent for said project.

For the purpose of any Kentucky state funded projects using FY-2016 funds the Schools Board
will use the provisions of KRS 45A for the purchase of equipment and/or services. For any
equipment and/or services under $20,000 three (3) quotes will be obtained. For any equipment
and/or services that exceeds $20,000 the provisions of KRS 45A will apply.

Done this 13 day of October, 2016, on a Motion made by Ms. Reufic

__________________________ And seconded by ______________________

Members present voting in Favor: 4

Members Present voting against: 0

BY:

__________________________
Superintendent

ATTEST:

__________________________
MADISON COUNTY FISCAL COURT

RESOLUTION 16-12

County of MADISON, Kentucky

A RESOLUTION OF THE COUNTY OF MADISON, KENTUCKY AUTHORIZING THE JUDGE/EXECUTIVE TO JOIN APPLICATION FOR AND TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE MADISON COUNTY SCHOOLS, KENTUCKY, TO EXECUTE ANY DOCUMENTS WHICH ARE DEEMED NECESSARY TO FACILITATE THE PROJECT AND TO ACT AS A PARTICIPATE AUTHORIZED TO CONTRIBUTE TO THIS PROJECT.

WHEREAS, Madison County Fiscal Court, Kentucky desires to join the application for 2016 Work Ready Skills Initiative with the Madison County Schools, Kentucky as an inter-local partner for the application of funds for a project to be administered by Madison County School Board, Kentucky:

WHEREAS, it is recognized that an application for and approval of 2016 Work Ready Skills Initiative funds impose certain obligations and responsibilities upon the Madison County School Board:

NOW, THEREFORE, be it resolved this 11th day of October 2016, by Madison County, Kentucky.

The Madison County Judge/Executive is hereby authorized to execute and furnish all required documentation, including an inter-local agreement, as may be required for the furtherance of the above-referenced project and to act as the authorized correspondent for said project.

Done this 11 day of October, 2016 on a Motion made by John Combs.

And seconded by Jim Botkin.

Members present voting in Favor: 5

Members Present voting against: 0

BY: Reagan Taylor, Judge/Executive

ATTEST: Kenny Berger, Clerk
Property Attachments

Deed

Photos

Plans

Etc.
204 North Broadway, Berea KY 40403. This facility is currently owned by the City of Berea and would be renovated to accommodate two lab spaces and a shared classroom. The interior of the building currently contains no load baring walls. Demolition cost would remain low, and the building renovation cost would be kept low by using the City of Berea staff in various departments to assist in the construction. Estimated budget to renovate this 6,900 square foot facility is $325,000. The property is currently valued at $300,000.
DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and entered into by and between THE
PAVILION @ GOLDEN LEAF, LLC, a Kentucky limited liability company, of P.O. Box 805, Richmond, Kentucky 40476, hereinafter GRANTOR, and THE BOARD OF EDUCATION OF MADISON COUNTY, KENTUCKY, a local board of education pursuant to KRS 160.160, et seq, of P.O. Box 768, Richmond, Madison County, Kentucky 40476, hereinafter GRANTEE.

WITNESSETH: That for and in consideration of the sum of FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00), cash in hand paid, the receipt of which is hereby acknowledged, GRANTOR does hereby BARGAIN, GRANT, SELL, and CONVEY unto GRANTEE, in fee simple, its successors and assigns forever, the following described property, located and situated in Richmond, Madison County, Kentucky, to-wit:

Tract 2A, of the Pavilion @ Golden Leaf Subdivision, and being more particularly described by Plat Book 24 at Page 197, in the Madison County Clerk's Office.

Being a part of the same property conveyed to The Pavilion @ Golden Leaf, LLC, a Kentucky limited liability company, by Deed dated June 5, 2006, from Ann Nave Bass, a single person, recorded in Deed Book 607 at Page 734, in the Madison County Clerk's Office.

The above-described property is conveyed subject to all covenants, restrictions, reservations, limitations, easements and other conditions of record, including but not limited to the Declaration of Restrictive Covenants recorded in Miscellaneous Book 213 at Page 611; Amendment to Declaration of Restrictive Covenants recorded in Miscellaneous Book 221 at Page 126; Plat Book 24 at Page 43, and Plat Book 24 at Page 197, all in the Madison County Clerk's Office.

TO HAVE AND TO HOLD the above described property with all the rights, privileges and appurtenances thereunto belonging unto the said GRANTEE, its successors and
Location... Location... Location...

Join Us... You Would Be in Great Company!

RICHMOND INDUSTRIAL PARK

3 miles off I-75 via 4-lane highway & 7 miles from the Madison Airport

FOR SALE
192,000 sf on 35 acres with CSX rail spur*

1,400 acres at I-75 Exit 83 are privately owned by Begley Properties, LLC (606)878-2071 to be developed into Commercial, Retail, etc.

FOR SALE
187 Acres Available Phase III of Industrial Park

Other Richmond Industries Not On The Map Include...

B & H Tool
Central Kentucky Concrete
Greenhouse Technology
Madison Tool & Die
Qualex Machining
Sembol Systems
Bluegrass Army Depot
Diversified Tool
Hinkle Block & Masonry
Metcalf Metal
Rand McNally & Company
Sherwin-Williams
Boonesboro Quarry
EnerSys
Kokoku Rubber
National Metal Processing
Ready-Mix Concrete of Richmond
TEBCO of Kentucky
Brown & Tribble
Ford Hall Company
MARC Center
Powerhead Machine
Rely-a-Light
Uncle Charlie’s Meats

* Marketed by — Bart Hardison at Hart Corporation (404) 915-6941

SOLD
assigns forever, with covenants of GENERAL WARRANTY; and the GRANTOR does hereby release unto the GRANTEE the every right, title and interest of the GRANTOR in and to the above described property, including curtesy, dower, homestead exemption and all other exemptions allowed by law.

   Consideration Certificate: The parties hereto state that the consideration reflected in this Deed is the full consideration paid for the property. The GRANTEE joins this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

   IN TESTIMONY WHEREOF, witness the signatures of the GRANTOR and GRANTEE hereto this the 19th day of July, 2007.

   GRANTOR:
   THE PAVILION @ GOLDEN LEAF, LLC
   By: [Signature]
   Member
   By: [Signature]
   Member

   GRANTEE:
   THE BOARD OF EDUCATION OF MADISON COUNTY, KENTUCKY
   By: [Signature]
   Glenn R. Marshall,
   Acting Superintendent

   STATE OF KENTUCKY
   SCT
   COUNTY OF MADISON

   The foregoing Deed and Consideration Certificate was subscribed, acknowledged and sworn to before me this 19th day of July, 2007, by Allen D. Grant, Jr. in his capacity as Member of The Pavilion @ Golden Leaf, LLC, a Kentucky limited liability company, GRANTOR.

   [Signature]
   Notary Public, Kentucky State at Large

   My Commission Expires: 9/19/08
STATE OF KENTUCKY
SCT
COUNTY OF MADISON

The foregoing Deed and Consideration Certificate was subscribed, acknowledged and sworn to before me this 19th day of July 2007, by Allen D. Grant, in his capacity as Member of The Pavilion @ Golden Leaf, LLC, a Kentucky limited liability company, GRANTOR.

Notary Public, Kentucky State at Large

My Commission Expires: 9/19/08

STATE OF KENTUCKY
SCT
COUNTY OF MADISON

The foregoing Deed and Consideration Certificate was subscribed, acknowledged and sworn to before me this 19th day of July 2007, by Glenn R. Marshall, Acting Superintendent of The Board of Education of Madison County, Kentucky, GRANTEE.

Notary Public, Kentucky State at Large

My Commission Expires: 9/19/08

PREPARED BY:

SWORD, FLOYD & MOODY, PLLC

By: Valerie J. Hilfes

ADDRESS: 218 West Main Street
Post Office Box 300
Richmond, Kentucky 40476-0300
Telephone: 859-623-3728
### Building Information

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**Heat**
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- AC/Type: Deck Sq Ft
- Concrete Type: Farm Bldg Type
- Special Improvements: Concrete Value
- Fire Alarm: No
- Driveway: No
- Sprinkler: No
- Fence: No

**Sale Information**

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<td>07/07/20</td>
<td>$400,000</td>
<td>Non Taxable</td>
<td>624</td>
<td>140</td>
<td>MADISON COUNTY BOARD OF EDUCATION</td>
<td>THE PAVIILLON @ GOLDEN LEAF LLC</td>
</tr>
<tr>
<td>06/06/06</td>
<td>$1,578,107</td>
<td>Multiple Parcels</td>
<td>607</td>
<td>734</td>
<td>THE PAVIILLION @ GOLDEN LEAF LLC</td>
<td>THE PAVIILLON @ GOLDEN LEAF LLC</td>
</tr>
</tbody>
</table>

---

Madison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided with the data herein, its use or interpretation. Website Updated: October 14, 2016

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Owner and Parcel Information

- **Name**: MADISON COUNTY BOARD OF EDUCATION
- **Address**: P O BOX 768 RICHMOND, KY 40476-
- **Parcel Number/Account Number**: 0070-0002-0002 / 57730
- **Tax District**: 02 02-Richmond Annex
- **2015 Rate Per Thousand**: 11.32

**Characteristics:**
- **Location Address**: GOLDEN LEAF BLVD
- **Section**: 024-197
- **Division**: PAVILION AT GOLDEN LEAF
- **Lot**: 2A
- **Res**: 20.15
- **ONT**: 0
- **SPH**: 0
- **T Size**: 0x0
- **T Sq Ft**: 0

**Working Tax Roll Information**

<table>
<thead>
<tr>
<th>Bar</th>
<th>Owner</th>
<th>Class</th>
<th>Net Taxable Value</th>
<th>Total Taxable Value</th>
<th>Land Value</th>
<th>Improvement Value</th>
<th>Ag Improvement Value</th>
<th>Land FCV</th>
<th>Improvement FCV</th>
<th>Ag Improvement FCV</th>
<th>Total FCV</th>
<th>Farm Acres</th>
<th>Fire Protec Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>117</td>
<td>MADISON COUNTY BOARD OF EDUCATION</td>
<td>Exempt Educational</td>
<td>$0</td>
<td>$400,000</td>
<td>$400,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>20</td>
</tr>
</tbody>
</table>

**Certified Value Information**

<table>
<thead>
<tr>
<th>Bar</th>
<th>Class</th>
<th>Net Taxable Value</th>
<th>Total Taxable Value</th>
<th>Land Value</th>
<th>Improvement Value</th>
<th>Ag Improvement Value</th>
<th>Land FCV</th>
<th>Improvement FCV</th>
<th>Ag Improvement FCV</th>
<th>Total FCV</th>
<th>Farm Acres</th>
<th>Fire Protect Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>316</td>
<td>Exempt Educational</td>
<td>$400,000</td>
<td>$400,000</td>
<td>$400,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Improvement Information**

| Building Number | Description | Residence Type | Comm Type | Mobile Home Type | Year Built/Manufactured | Effective Age | Average W Height | Roof Type | Roof Cover | Basement Type | Basement Finish | Basement Size | Basement Sq Ft | Garage/Carport | Garage Size | Garages Type | Width | Length | Garage Sq Ft | Pool | Pool Size | Tennis Court |
|-----------------|--------------|----------------|-----------|------------------|--------------------------|---------------|------------------|-----------|------------|---------------|----------------|--------------|---------------|---------------|-------------|-------------|----------------|---------|-----------|--------------|
| 1               | LOT ONLY     |                |           |                  |                          | 0             | 0                |           |            |               |                |              |               |               |             |             |               |         |           |              |
Attachment A
Attachment A

(1) The specific industry sectors and career pathways in which our vocational workforce training and education focus will be on the following providing both onsite training as well as online education availability:

(a) High School diploma and/or GED certifications. (Primary Sector)
(b) Transportation – commercial driver’s license certifications. (Primary Sector).
(c) Health care – Certified Medical Assistants. (Primary Sector).
(d) Welding, Construction, and Electrical training. (Primary Sector).
(e) Computer and IT classes including Office programs (Primary Sector).
(f) Mechanical- vehicular, HVAC, (Primary Sector).
(g) Manufacturing and Industry training. (Primary Sector).

(2) Based on a recent needs assessment through local industry, it has been determined that the greatest need in this area including five surrounding counties is the lack of transportation CDLs drivers, medical, welding, electrical, skilled trades HVAC, mechanics, and construction. The vocational trainer center will provide training to students (secondary and postsecondary) during daytime hours of 8 am to 3 pm. The center will then host adult education training including industry from 4 pm to 8 pm. The proposed training of low risk detention detainees will be conducted 4 pm to 8 pm on days closed to other trainings with possible training be conducted on the weekends. The Vocational Training Center will provide access to GED certification and diplomas, CDL transportation certifications, Welding and Machining Classes, Computer and IT training, Electrical and Construction training, Medical training and certifications. The programs will continue to expand as the needs continue to increase and change with increase mechanical and technology skills. In addition to expanded skills, workforce for soft skills such as general laborers, cashiers, and entry level jobs will be addressed. The proposed Vocational Training Center would like to address areas of training to enhance all aspects of the workforce and to specifically address the approximately 40% of the students and community that do not increase their skills and knowledge through further education but can contribute to the economy with increased knowledge of opportunities that are currently not available. By marketing the importance of the 40% that do not choose to go to college with implementation of skilled training, we reduce the likelihood of the introduction of risky behavior such as drug use and increase the contribution to the workforce of our community while reducing the burdens on the community.

MADISON COUNTY IS CERTIFIED AS KENTUCKY WORK READY COMMUNITY
Attachment B
Attachment B

The estimate metrics that should be used to evaluate the success of the project will be:

(a) The local unemployment rate in Madison County is 3.8% as of August 2016, approximate number of 1711 unemployed. Surrounding counties including 30-50 mile radius are listed below:

<table>
<thead>
<tr>
<th>Area</th>
<th>Labor Force</th>
<th>Employed</th>
<th>Unemployed</th>
<th>Unemployment Rate</th>
<th>Preliminary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clark County, KY</td>
<td>16,607</td>
<td>15,776</td>
<td>831</td>
<td>5.0%</td>
<td>No</td>
</tr>
<tr>
<td>Estill County, KY</td>
<td>5,259</td>
<td>4,949</td>
<td>310</td>
<td>5.9%</td>
<td>No</td>
</tr>
<tr>
<td>Fayette County, KY</td>
<td>164,079</td>
<td>157,880</td>
<td>6,199</td>
<td>3.8%</td>
<td>No</td>
</tr>
<tr>
<td>Garrard County, KY</td>
<td>7,486</td>
<td>7,130</td>
<td>356</td>
<td>4.8%</td>
<td>No</td>
</tr>
<tr>
<td>Jackson County, KY</td>
<td>4,397</td>
<td>4,068</td>
<td>329</td>
<td>7.5%</td>
<td>No</td>
</tr>
<tr>
<td>Jessamine County, KY</td>
<td>24,401</td>
<td>23,388</td>
<td>1,013</td>
<td>4.2%</td>
<td>No</td>
</tr>
<tr>
<td>Madison County, KY</td>
<td>45,325</td>
<td>43,384</td>
<td>1,941</td>
<td>4.3%</td>
<td>No</td>
</tr>
<tr>
<td>Rockcastle County, KY</td>
<td>6,836</td>
<td>6,438</td>
<td>398</td>
<td>5.8%</td>
<td>No</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>274,390</strong></td>
<td><strong>263,013</strong></td>
<td><strong>11,377</strong></td>
<td><strong>4.1%</strong></td>
<td><strong>No</strong></td>
</tr>
</tbody>
</table>

Sources: Office of Employment and Training (OET), Kentucky Labor Market Information (www.kylmi.ky.gov)
Notes: Data are not seasonally adjusted and represent the most current available rates that are not preliminary.

<table>
<thead>
<tr>
<th>Area</th>
<th>Total Population</th>
<th>In Labor Force</th>
<th>Percent in Labor Force</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clark County, KY</td>
<td>28,384</td>
<td>17,428</td>
<td>61.4%</td>
</tr>
<tr>
<td>Estill County, KY</td>
<td>11,608</td>
<td>5,479</td>
<td>47.2%</td>
</tr>
<tr>
<td>Fayette County, KY</td>
<td>246,175</td>
<td>168,384</td>
<td>68.4%</td>
</tr>
<tr>
<td>Garrard County, KY</td>
<td>13,543</td>
<td>8,261</td>
<td>61.0%</td>
</tr>
<tr>
<td>Jackson County, KY</td>
<td>10,676</td>
<td>4,655</td>
<td>43.6%</td>
</tr>
<tr>
<td>Jessamine County, KY</td>
<td>38,674</td>
<td>25,254</td>
<td>65.3%</td>
</tr>
<tr>
<td>Madison County, KY</td>
<td>69,455</td>
<td>43,062</td>
<td>62.0%</td>
</tr>
<tr>
<td>Rockcastle County, KY</td>
<td>13,545</td>
<td>6,908</td>
<td>51.0%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>432,060</strong></td>
<td><strong>279,431</strong></td>
<td><strong>64.7%</strong></td>
</tr>
</tbody>
</table>

Source: United States Census Bureau, American Community Survey (ACS), 2010-2014, Table S2301
Notes: Includes only the population ages 16 and over and represents the entire civilian population, including institutionalized.
Population Projections

<table>
<thead>
<tr>
<th></th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
<th>2035</th>
</tr>
</thead>
<tbody>
<tr>
<td>Madison County</td>
<td>95,333</td>
<td>101,543</td>
<td>107,665</td>
<td>113,562</td>
</tr>
</tbody>
</table>

Source: Kentucky State Data Center, University of Louisville

(b) Population Number by Age/County 16-64 in 30 mile radius

<table>
<thead>
<tr>
<th>Populati</th>
<th>16-64 Population Age</th>
<th>Total Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Madison</td>
<td>59,852</td>
<td>87,824</td>
</tr>
<tr>
<td>Fayette</td>
<td>215,608</td>
<td>314,488</td>
</tr>
<tr>
<td>Clark</td>
<td>22,749</td>
<td>35,757</td>
</tr>
<tr>
<td>Jessamine</td>
<td>32,853</td>
<td>51,961</td>
</tr>
<tr>
<td>Garrard</td>
<td>10,803</td>
<td>17,237</td>
</tr>
<tr>
<td>Rockcastle</td>
<td>10,742</td>
<td>16,942</td>
</tr>
<tr>
<td>Estill</td>
<td>9,179</td>
<td>14,375</td>
</tr>
<tr>
<td>Jackson</td>
<td>8,575</td>
<td>13,352</td>
</tr>
</tbody>
</table>

Sources: Kentucky State Data Center (KSDC)

Notes: Total Population ages 16-64 ass of July 1, 2014.
(c) Current job openings plus two year and five year forecast of within 50 miles radius:

See attached report. (Below)

Current job openings plus two year and five year forecast within state of Kentucky:

Data was collected from statistics in Occupational Projector, Kentucky Career Center Website.

<table>
<thead>
<tr>
<th>Occupation</th>
<th>2016 estimated employment</th>
<th>2017 estimated employment</th>
<th>2020 estimated employment</th>
<th>average annual % change</th>
<th>total % change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation</td>
<td>167,584</td>
<td>168,991</td>
<td>182,188</td>
<td>0.84%</td>
<td>7,650</td>
</tr>
<tr>
<td>Computer/IT</td>
<td>34,446</td>
<td>35,066</td>
<td>41,169</td>
<td>1.80%</td>
<td>6,723</td>
</tr>
<tr>
<td>Construction</td>
<td>77,515</td>
<td>78,523</td>
<td>88,682</td>
<td>1.30%</td>
<td>11,116</td>
</tr>
<tr>
<td>Health Care</td>
<td>178,354</td>
<td>185,880</td>
<td>219,271</td>
<td>4.22%</td>
<td>40,917</td>
</tr>
<tr>
<td>Manufacturing/Production</td>
<td>166,144</td>
<td>167,240</td>
<td>177,494</td>
<td>0.66</td>
<td>11,380</td>
</tr>
<tr>
<td>Maint/Repair Mechanical</td>
<td>89,747</td>
<td>90,743</td>
<td>100,196</td>
<td>1.11%</td>
<td>10,449</td>
</tr>
</tbody>
</table>

(d) Total number of juniors and seniors among secondary partners in Madison County who will receive postsecondary credit, credentials, certifications, or apprentices from the new investments will be estimated at: Current Enrollment of **Juniors in Madison County**: 765, and Current Enrollment of **Seniors in Madison County**: 787. In addition, the new facility will host regional students from adjacent counties/districts to serve over 800 students per grade level.

(e) Enrollment and Credentials granted annually within the sectors will be anticipated to include the current levels of juniors and seniors (350) as well as adult classes anticipated up to 350 per year at the new Center and an additional (30) students and (30) adults at the renovated center in Berea.
### Occupation Wages in WRSI - Madison and Surrounding (50 Mile), 2015

<table>
<thead>
<tr>
<th>SOC</th>
<th>Title</th>
<th>Mean</th>
<th>Entry Level</th>
<th>Average Annual Wages</th>
<th>Percentiles 50% (Median)</th>
<th>10%</th>
<th>25%</th>
<th>75%</th>
<th>90%</th>
<th>Comparison Regions</th>
</tr>
</thead>
<tbody>
<tr>
<td>11-9111</td>
<td>Medical and Health Services</td>
<td>$98,300</td>
<td>$60,900</td>
<td>$117,000</td>
<td>$56,800</td>
<td>$70,800</td>
<td>$91,000</td>
<td>$113,400</td>
<td>$139,600</td>
<td>$91,600</td>
</tr>
<tr>
<td>15-1151</td>
<td>Computer User Support Specialists</td>
<td>$42,300</td>
<td>$25,800</td>
<td>$50,500</td>
<td>$22,800</td>
<td>$30,600</td>
<td>$40,800</td>
<td>$49,600</td>
<td>$63,100</td>
<td>$45,500</td>
</tr>
<tr>
<td>15-1152</td>
<td>Computer Network Support Specialists</td>
<td>$58,500</td>
<td>$43,500</td>
<td>$66,000</td>
<td>$40,400</td>
<td>$49,500</td>
<td>$67,900</td>
<td>$77,800</td>
<td>$55,400</td>
<td>$67,300</td>
</tr>
<tr>
<td>15-1199</td>
<td>Information Technology Professionals, All Other</td>
<td>$66,600</td>
<td>$35,600</td>
<td>$82,200</td>
<td>$26,200</td>
<td>$47,300</td>
<td>$70,100</td>
<td>$84,900</td>
<td>$99,100</td>
<td>$79,800</td>
</tr>
<tr>
<td>17-2071</td>
<td>Electrical and Electronics Drafters</td>
<td>$85,500</td>
<td>$59,700</td>
<td>$98,500</td>
<td>$56,600</td>
<td>$67,000</td>
<td>$81,800</td>
<td>$104,600</td>
<td>$123,500</td>
<td>$84,400</td>
</tr>
<tr>
<td>17-3012</td>
<td>Industrial Engineering Technicians</td>
<td>$60,000</td>
<td>$39,100</td>
<td>$70,500</td>
<td>$36,800</td>
<td>$44,900</td>
<td>$56,900</td>
<td>$73,400</td>
<td>$91,400</td>
<td>$59,000</td>
</tr>
<tr>
<td>17-3026</td>
<td>Mechanical Engineering Technicians</td>
<td>$45,500</td>
<td>$26,300</td>
<td>$55,100</td>
<td>$22,000</td>
<td>$31,000</td>
<td>$48,000</td>
<td>$57,700</td>
<td>$65,100</td>
<td>$59,700</td>
</tr>
<tr>
<td>17-3027</td>
<td>Production, Planning, and Expediting Clerks</td>
<td>$51,200</td>
<td>$39,400</td>
<td>$57,100</td>
<td>$38,300</td>
<td>$42,500</td>
<td>$49,600</td>
<td>$58,200</td>
<td>$70,300</td>
<td>$49,200</td>
</tr>
<tr>
<td>43-5061</td>
<td>Stock Clerks and Order Fillers</td>
<td>$44,100</td>
<td>$30,400</td>
<td>$51,000</td>
<td>$27,900</td>
<td>$35,200</td>
<td>$43,200</td>
<td>$52,000</td>
<td>$61,800</td>
<td>$46,400</td>
</tr>
<tr>
<td>43-5071</td>
<td>Shipping, Receiving, and Traffic Clerks</td>
<td>$30,100</td>
<td>$20,900</td>
<td>$34,800</td>
<td>$20,000</td>
<td>$22,800</td>
<td>$27,600</td>
<td>$35,900</td>
<td>$46,000</td>
<td>$31,200</td>
</tr>
<tr>
<td>43-5081</td>
<td>Construction Laborers</td>
<td>$24,700</td>
<td>$17,500</td>
<td>$28,300</td>
<td>$16,700</td>
<td>$18,600</td>
<td>$22,900</td>
<td>$29,300</td>
<td>$37,000</td>
<td>$26,400</td>
</tr>
<tr>
<td>47-2061</td>
<td>Electricians</td>
<td>$31,200</td>
<td>$22,700</td>
<td>$35,400</td>
<td>$21,400</td>
<td>$25,400</td>
<td>$29,900</td>
<td>$36,100</td>
<td>$42,000</td>
<td>$33,700</td>
</tr>
<tr>
<td>47-2111</td>
<td>Automotive Service Mechanics</td>
<td>$41,700</td>
<td>$31,900</td>
<td>$46,700</td>
<td>$30,500</td>
<td>$34,900</td>
<td>$40,700</td>
<td>$48,100</td>
<td>$56,000</td>
<td>$50,100</td>
</tr>
<tr>
<td>49-3023</td>
<td>Mechanics, Bus and Truck</td>
<td>$34,300</td>
<td>$20,800</td>
<td>$41,000</td>
<td>$19,100</td>
<td>$23,600</td>
<td>$32,800</td>
<td>$42,300</td>
<td>$52,200</td>
<td>$34,800</td>
</tr>
<tr>
<td>49-3031</td>
<td>Mechanics, Heating, Air Conditioning, and HVAC</td>
<td>$41,800</td>
<td>$28,900</td>
<td>$48,300</td>
<td>$27,100</td>
<td>$32,800</td>
<td>$39,300</td>
<td>$49,500</td>
<td>$60,900</td>
<td>$41,800</td>
</tr>
<tr>
<td>49-9021</td>
<td>Heating, Air Conditioning, and HVAC</td>
<td>$44,200</td>
<td>$23,100</td>
<td>$54,700</td>
<td>$21,300</td>
<td>$26,500</td>
<td>$38,500</td>
<td>$50,300</td>
<td>$75,300</td>
<td>$41,000</td>
</tr>
</tbody>
</table>
(g) Employment numbers and trends for proposed sectors in a 50 mile radius is expected to increase as indicated in the chart listed attached in refer to: 1. (c) Average Annual Growth Percent per occupation.

<table>
<thead>
<tr>
<th>NAICS</th>
<th>Industry Description</th>
<th>Four Quarters Ending with 2016q2</th>
<th>Total Change over the Last 5 Years</th>
<th>Historical WRSI - Madison and Surrounding (50 Mile) Employment</th>
<th>Average Annual % Change in Employment 2011q2-2016q2</th>
<th>Forecast Over the Next 5 Years</th>
<th>Total Approx Repl Demand</th>
<th>Total Growth Demand</th>
<th>Total Demanda</th>
<th>Avg. Annual Growth Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Agriculture, Forestry, Fishing and Hunting</td>
<td>$27,61</td>
<td>2, 1.09</td>
<td>-108, -0.5%</td>
<td>0.5%, 1.0%</td>
<td>802, -24</td>
<td>778, -0.1%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------------------</td>
<td>------</td>
<td>------</td>
<td>--------</td>
<td>------</td>
<td>------</td>
<td>--------</td>
<td>------</td>
<td>------</td>
<td>--------</td>
<td>------</td>
</tr>
<tr>
<td>Mining, Quarrying, and Oil and Gas Extraction</td>
<td>463</td>
<td>8</td>
<td>0.35</td>
<td>-0.1</td>
<td>-0.05%</td>
<td>11.3</td>
<td>0.4%</td>
<td>56</td>
<td>3</td>
<td>11.3%</td>
</tr>
<tr>
<td>Utilities</td>
<td>783</td>
<td>2</td>
<td>0.50</td>
<td>-0.84</td>
<td>-2.0%</td>
<td>0.0%</td>
<td>2%</td>
<td>100</td>
<td>-5</td>
<td>-8.4%</td>
</tr>
<tr>
<td>Construction and Manufacturing</td>
<td>15,257</td>
<td>4</td>
<td>0.97</td>
<td>2,290</td>
<td>3.3%</td>
<td>1.2%</td>
<td>2%</td>
<td>1,543</td>
<td>1,190</td>
<td>2,733</td>
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Source: JobsEQ®
Data as of 2016Q2
Note: Figures may not sum due to rounding.
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<td>7</td>
<td>2</td>
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<td>4,938</td>
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<td>50,945</td>
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</table>

1. Occupation wages are as of 2015 and should be taken as the average for all Covered Employment.

Source: JobsEQ®
Note: Figures may not sum due to rounding.

Data as of 2016Q2 unless noted otherwise
Exported on: Tuesday, October 18, 2016 3:25 PM
Attachment C
See attached Letters of Commitments from Project Partners

1. Madison County School
2. Madison County Government
3. City of Richmond Government
4. City of Berea Government
5. Richmond Chamber of Commerce
6. Berea Chamber of Commerce
7. Berea Business Development Office
8. Richmond Industrial Development
9. Eastern Kentucky University
10. KCTCS and BCTCS
11. HITACHI INDUSTRIES

Other partners want to participate but could not get Corporate Letters within time constraints of application.
### FINANCIAL PROJECTIONS AND OWNERSHIP/MAINTENANCE OF FACILITIES AND EQUIPMENT

<table>
<thead>
<tr>
<th>Eligible Costs</th>
<th>Who Will Maintain/Own</th>
<th>Proposed Matching Funds From Partners</th>
<th>Work Ready Skills Initiative Funds</th>
<th>Total Project Costs</th>
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</thead>
<tbody>
<tr>
<td>Land Acquisition</td>
<td>Madison County Schools</td>
<td>$675,000.00</td>
<td></td>
<td>$675,000.00</td>
</tr>
<tr>
<td>New Building Construction/Addition</td>
<td>Madison County Schools</td>
<td></td>
<td>$14,000,000.00</td>
<td>$14,000,000.00</td>
</tr>
<tr>
<td>Existing Building Purchase</td>
<td>Madison County Schools</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Renovation of Existing Building</td>
<td>Madison County Schools</td>
<td>$100,000.00</td>
<td>$225,000.00</td>
<td>$325,000.00</td>
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<tr>
<td>Equipment and Furnishings</td>
<td>Madison County Schools</td>
<td>$1,500,000.00</td>
<td>$800,000.00</td>
<td>$2,300,000.00</td>
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<tr>
<td>First Year Marketing Costs</td>
<td>Chambers</td>
<td>$50,000.00</td>
<td>$25,000.00</td>
<td>$75,000.00</td>
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<td><strong>Totals</strong></td>
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<td>$2,625,000.00</td>
<td>$15,050,000.00</td>
<td>$17,675,000.00</td>
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</tbody>
</table>

* Equipment and Furnishings means equipment, machinery, furnishings, office equipment, computers, software, fixtures, telecommunications infrastructure or other items necessary to equip a facility to provide workforce training and education programs proposed as part of a partnership project.

<table>
<thead>
<tr>
<th>Total Work Ready Skills Initiative Funding</th>
<th>Requested Funds as a % of Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requested in this Application</td>
<td>$17,675,000.00</td>
</tr>
</tbody>
</table>
Budget Narrative for Vocational Centers

**Land Acquisitions:** Total: $675,000.00  
Match $675,000.00

The Madison County School Board is requesting no funding to purchase land but will be donating 20+ acres as the construction site for the new facility with an approximate value of land being at least $675,000.00 to serve as a match to the grant. The land is located adjacent to the Richmond Industrial Park near Interstate 75 exit 83. The land is centrally located in Madison County and offers direct access to industry as a training center for employees as well as increasing vocational access to students.

**New Building Construction:** Total:  
Grant Funding Requested: $14,000,000.00

Estimated costs for the building will be $14,000,000.00. Calculations were based on $175.00 per square foot resulting in a new Vocation Training Center that is approximately 80,000 square foot. See attached diagram of building.

**Purchase Existing Building:** Total: $300,000.00  
Match $300,000.00

The City of Berea is the current property owner, and has agreed to transfer ownership of an existing facility to Madison County Schools if the grant funding is approved. The property is currently valued at $300,000 based on a 2007 purchase price. This facility is small and located in the City of Berea near Berea Industrial Park, Berea Community School, Berea College, and Baptist Health. Although the facility is too small to service the entire training needs of Madison County and the regional area, it will provide an additional facility to promote training for students and adults in the local and surrounding regional areas located to the south of Madison County.

**Existing Building Improve/Renovation** Total: $325,000.00  
Grant Funding Requested: $225,000.00  
Match $100,000.00

The City of Berea has also agreed to provide staff to assist in the renovation of the facility. Staff time towards this renovation cost is estimated at $100,000. The additional funding of $225,000.00 will be used for materials costs for the renovation.
**Equipment and Furnishings:**

- **Total:** $2,300,000.00
- **Grant Funding:** $1,350,000.00
- **Match:** $950,000.00

*The Vocational Centers will be implementing computer training centers, initial IT and computers costs are estimated to $100,000.00 for approximately 100 computers, servers, software, audio-visual equipment and etc. This will also include set up for online courses to be delivered as part of the training programs.*

*Equipment to address training in mechanical and transportation skills, vehicular, HVAC, lath, mill, and robot, will costs approximately $825,000.00 in grant funding. In addition to the grant funding, matching funds for equipment for the Commercial Driver’s License (CDL) program will be provided by the Madison County Fiscal Court in the form of using donated buses and Road Department Equipment necessary for the completion of the CDL certification. The matching funding from the Madison County Fiscal Court will consists of in equipment and staff usage of approximately $100,000.00.*

*Welding equipment for startup training facility will be approximately $200,000.00.*

*Desks, chairs, tables and etc. necessary for classroom set up will be approximately $100,000.00.*

*Telephone System for the training centers will be approximately $50,000.00.*

*Training equipment for Health Care/ Certified Medical Assistants will be approximately $75,000.00 for the setup of mock hospital room with equipment for training, as well as audio-visual equipment for the classroom environment.*

*Teaching, administrative, and custodial staff for both facilities will consists of approximately 8 Teachers, 1 administrative and 2 custodial staff members. The 11 staff members will be necessary to equipment the Vocational Centers will trainers and maintenance. The estimated costs will be $850,000.00. These costs will be provided as a match by the Madison County School Board and KCTCS. These staff will also be involved in program development prior to operation.*

**First Year Marketing Costs:**

- **Total:** $75,000.00
- **Grant Funding:** $25,000.00
- **Match:** $50,000.00

The Richmond and Berea Chamber of Commerce, as well as the Berea and Richmond Industrial Boards, will provide staff and marketing development assistance. Financial and staff support will also be provided by the Cities of Richmond and Berea Government. The match will consists of material support and staff support developing first year marketing campaigns. The additional grant funding of $25,000.00 is being requested to pay for billboards, commercials, and public announcements that will enhance the program launch including input from the Kentucky Education, Workforce, and Development Cabinet.
(1) Provide a description of the workforce training and education that will be offered at the facility for which grant funding is sought, including:

(a) The total number of program participants that can be served at any one time, **High school would be able to have at least 350 students enrolled in morning classes and at least 350 students enrolled in afternoon classes. Adults would be served during night classes which will also serve 150+ adults. The Berea Center will accommodate 30 students and 30 adults.**

(b) The anticipated number of participants separated by students and adults that will complete workforce training and education annually; **Most of the programs offered through the HS and CTE programs are 2 or 3 year programs. Given the projected number of staff we would probably have 180 students completing programs annually with that number potentially increasing if we add staff over time. During this same time there will be 180 adults completing the same programs. These courses will be duel credit for postsecondary when applicable.**

(c) The number of participants currently served, by sector, and the number anticipated once the project is completed; **Currently, the numbers being served is approximately 30 students in each sector with no adult education. The number will increase to 180 students and 180 adults.**

(d) A description of the different paths for high school students, adult learners, long-term unemployed, and any other groups targeted by the program, as well as how those paths accelerate individuals into the workforce; **High School paths would be those identified by CTE Pathways. The actual pathways offered will depend on the programs that we place in the facility. I would estimate that we would have Computers, Auto and HVAC, Mechanics, Transportation, Nursing or Health Care, and Construction but those are subject to programming.**

(e) The list of courses that will be taught, the source for curriculum and lessons, any training models used, the path to completion, and what credit, certificates, credentials, apprenticeships, and degrees that participants will receive upon completion of the workforce training or education program; **Those can be determined once the programs are determined.**

(f) Whether any certificates, credentials, apprenticeships, or degrees earned through participation in the workforce training or education program will be portable or transferable; **Those can be determined once the programs are determined. But effort to work with postsecondary partners will increase the likelihood of transferable training credentials.**
(g) How secondary students will receive dual credit/postsecondary credit: **Working with postsecondary partners to implement programs that are transferable for credit in these institutions.**

(h) An estimate of the cost of the program for participants annually and total to achieve full credit/credential; and. **The costs will be determined once the programs are specifically developed.**

(i) **The hours of operation will be 8:00 am to 3:00 pm for students. Operations hours for adults will be 4:00 pm to 8:00 pm with the available of classes also online.**
Attachment F
(1) The Madison County Schools will work with all the partners to development comprehensive marketing plan as well as working internally with High School Counselors, Student Activities and Resource Centers. The Richmond and Berea Chamber of Commerce, as well as the Berea and Richmond Industrial Boards, will provide staff and marketing development assistance. The Kentucky Community and Technology College will provide program development assistance. The private sector businesses will provide assistance in various measures from willingness to provide employees to serve on the board and to promote the programs within the industries. Financial and staff support will be provided by the Cities of Richmond and Berea Government. The match will consists of material support and staff support developing first year marketing campaigns. The additional grant funding of $25,000.00 is being requested to pay for billboards, commercials, and public announcements that will enhance the program launch including input from the Kentucky Education, Workforce, and Development Cabinet. The first year will be start with a media campaign through the schools, Chambers, Industrial Boards, local Government officials, radio, billboards, and newspaper campaigns. The following years will be determined as the need for additional marketing is needed but will continue in the same format during the next five years.

(2) The high school counselors will promote the secondary students based on evaluations and student needs to enhance all aspects of the students training and educational credentials.

(3) Student Engagement will be promoted as the school will provide materials and direct assistance and promotion through various student organizations and extracurricular activities. The School will work with all student programs to educate the students on availability and benefits of the programs for a more direct vocational trainings and certifications. The availability of the training for adults will also be promoted to the students as this will allow for an enhancement of information flow from the schools to the private sector that would benefit from the Vocation Center.
Attachment G
(1) 5 year Financial plan.

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<td>0421 SANITATION SERVICE</td>
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<td>0433 EQUIPMENT REPAIR &amp; MAINT</td>
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<td>0532 TELEPHONE</td>
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**New ATC Buildings Proposal**

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<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
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<td>$898,309.80</td>
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The Madison County School is committed to the continued funding of the Vocational Center including operation and maintenance costs in the future.

The training and education programs will consist of onsite and online classes. Dual credit classes will be offered.
(2) The Madison County School will use its current Human Resource Department policies to develop credentials necessary to advertise and hire faculty and staff as with current staff with School Board Approval.

(3) The Madison County School System will be the lead applicant agency for the grant. The Madison County School Systems will also be responsible for maintenance and upkeep of the Vocational Training Center once it is built. They will also be responsible for fixed assets and equipment as well as all staffing needs, instruction, administrative, and custodial.

(4) The time line will begin once the grant agreement is signed. It is estimated that the Vocational Center will be completed and operational within 2 years. The first 3 months will consist of architectural project design and bidding. The next three months will consist of bid award and breaking ground on construction. Credential Program design will begin within the first 12 months and specific class instruction will be determined. Advertise for hiring personnel will begin within the first year. Milestone for completion of building should be within 12 months after the construction has begun. During this first twelve months, equipment will be source and bid for installation once the building is complete. Within 18 months of the award, milestone should consists of building ready for equipment installation and classroom set up should begin. The staff should have been hired to assist with program development.

The Vocational Center construction should be complete with equipment and classroom set up and operational. Workforce training should begin by the fall of 2018.

(5) The Madison County School System currently operates 18 schools and maintains training, faculty, upkeep, inventory, maintenance of all the buildings as well as completing various construction projects from renovations to construction of new schools.
The Madison County Vocational Center is proposing a two-fold solution to the deficient of vocational training needs in the area and the State. First is the construction of a new facility because there are no buildings currently available to facilitate the growing needs of the area for vocational training. There is such a need for vocational training that the current facilities that offer vocational instruction max out in participation at approximately 30 students per class and currently has no programs for adults and industry related classes at all. The new facility will host up to 350+ students as well as 150+ adults. In addition to the new facility located at near the Richmond Industrial Park, the proposal includes the renovation of a smaller facility located near Berea Industry owned by the City of Berea. The renovation would accommodate 30 students as well as 30 adults. This would allow for a total of 380 students and 180 adults receiving the vocational skill set to meet the ever growing demands of the industry, health care, transportation, mechanical, and construction in the region. The training facilitated at the vocational center could provide viable workers for the Central Kentucky Area. There are no other building sites available for renovation to accommodate the needs and upon this determination the Madison County School is willing to donate the 20 acres for the construction site for a new facility and to act as the fiscal agent as well as committing to providing teachers, staff, and maintenance for the continued operation in the future. Although the renovation to the smaller site in Berea is important, it does not provide the vocational training level options that are needed to support the current and growing regional industry, health care, transportation, and construction skills set that is needed. Both sites located near the industrial areas and schools will provide for greater industry and student participation as well as increasing the training capacity within the County. Two locations will provide greater access to adults living and working in these areas and there increase participation from the business partners. Another major benefit for the new facility located in the City of Richmond, it will allow for less security risks for the adult and students transported from the Detention Center that are part of a Court ordered diversion program in lieu of incarceration. The Vocational Training Center can not only provide the necessary skills and training to implement and increase in the current labor force in these skills, but with our proposal we are addressing an additional labor force with training and emphasis on rehab that would otherwise be disqualified due to drug use and criminal records. The implementation of this proposal could become a model for which many other counties and the State of Kentucky could build upon.
Attachment
The Madison County School will collect and report semi-annual data for five years after the completion of the project, including the metrics that will be used to evaluate the project, including but not limited to students and adults. Madison County School staff will be responsible for the collection of the data and submission to the Kentucky Education, Workforce, and Development Cabinet as requested per the grant agreement. All the required data will be collected by the teachers as well as coordinating with the County on adults participating in the diversion programs offered by the Court System.

We will also be collecting data as relating to the diversion program implemented by the County to enhance the workforce and education skills of those that have entered the court system but choose the diversion referral program for education and skills training in lieu of corrections. This will include those individuals that are sentenced to non-violent crimes as well as drug related crimes.

(a) The Madison County Schools will collect data on the number of enrollees that attend the Vocational Programs which includes on site and online instruction.

(b) Data will be collected as to the completion of the program by individuals and the number of courses that they attend as well as those that do not reach completion or certification.

(c) The data collection will include the number of students and adults that continued enrollment through programs both on site and online.

(d) As individuals continue through the program, each student and adult will be monitored for the credentials, classes, trainings, and degrees that are earned and assisted in the promotion of completion of programs.

(e) The Madison County Schools will work with postsecondary partners to development programs that will transfer to postsecondary facilities resulting in credits, credentials, or certifications that will be recognized as academic achievements.

(f) The Madison County School will work with local and regional governments, Industrial Board, Chamber of Commerce, industry, health care, and manufacturing to enhance job skills and job placement.
(g) The Madison County Schools will work with the partners in the area listed above to maintain documentation regarding those assisted with job placement and active in the training programs including data relating to longevity of employment and job placement.

(h) As with all students, the Madison County School will initiate a database that will track all the training participants, their scores, their job placements, their successful certifications on site and online.

The database will allow for real time data collection, as well as current and future program evaluation as to the success of the students, program completion, job placement, postsecondary advancements, future program needs, to address the ever changing challenges for employment and educational successes.
Resolution for application for and administration of 2016 Work Ready Skills Initiative Project

Resolution Number _______

County of Madison County Schools, Kentucky

A RESOLUTION OF THE MADISON COUNTY SCHOOL BOARD, KENTUCKY AUTHORIZING THE SUPERINTENDENT TO MAKE APPLICATION FOR AND, UPON APPROVAL, TO ENTER INTO AN AGREEMENT WITH THE KENTUCKY EDUCATION AND WORKFORCE DEVELOPMENT CABINET, TO EXECUTE ANY DOCUMENTS WHICH ARE DEEMED NECESSARY BY CABINET TO FACILITATE AND ADMINISTER THE PROJECT AND TO ACT AS THE AUTHORIZED CORRESPONDENT FOR THIS PROJECT. THIS RESOLUTION ALSO ESTABLISHES PROCUREMENT POLICY FOR ANY APPROVED PROJECT FOR THE FY-2016-17 APPLICATION CYCLE.

WHEREAS, Madison County School Board, Kentucky desires to make an application for 2016 Work Ready Skills Initiative and/or Commonwealth of Kentucky funds for a project to be administered by Kentucky Education Workforce and Development Cabinet:

WHEREAS, it is recognized that an application for and approval of funds impose certain obligations and responsibilities upon the Madison County School Board:

NOW, THEREFORE, be it resolved this 13 day of October 2016, by Madison County School Board, Kentucky.

The Superintendent is hereby authorized to execute and furnish all required documentation, including a memorandum of agreement, as may be required for the furtherance of the above-referenced project and to act as the authorized correspondent for said project.

For the purpose of any Kentucky state funded projects using FY-2016 funds the Schools Board will use the provisions of KRS 45A for the purchase of equipment and/or services. For any equipment and/or services under $20,000 three (3) quotes will be obtained. For any equipment and/or services that exceeds $20,000 the provisions of KRS 45A will apply.

Done this 13 day of October 2016, on a Motion made by Mr. Peavler and seconded by Mr. Beth Brock.

Members Present voting in Favor: ________

Members Present voting against: ________

BY: [Signature]

Superintendent

ATTEST: [Signature]
MADISON COUNTY FISCAL COURT

RESOLUTION 16-12

County of MADISON, Kentucky

A RESOLUTION OF THE COUNTY OF MADISON, KENTUCKY AUTHORIZING THE JUDGE/EXECUTIVE TO JOIN APPLICATION FOR AND TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE MADISON COUNTY SCHOOLS, KENTUCKY, TO EXECUTE ANY DOCUMENTS WHICH ARE DEEMED NECESSARY TO FACILITATE THE PROJECT AND TO ACT AS A PARTICIPATE AUTHORIZED TO CONTRIBUTE TO THIS PROJECT.

WHEREAS, Madison County Fiscal Court, Kentucky desires to join the application for 2016 Work Ready Skills Initiative with the Madison County Schools, Kentucky as an inter-local partner for the application of funds for a project to be administered by Madison County School Board, Kentucky;

WHEREAS, it is recognized that an application for and approval of 2016 Work Ready Skills Initiative funds impose certain obligations and responsibilities upon the Madison County School Board;

NOW, THEREFORE, be it resolved this 11th day of October 2016, by Madison County, Kentucky:

The Madison County Judge/Executive is hereby authorized to execute and furnish all required documentation, including an inter-local agreement, as may be required for the furtherance of the above-referenced project and to act as the authorized correspondent for said project.

Done this 11 day of October, 2016 on a Motion made by John Combs

And seconded by Jim Bokiri

Members present voting in Favor: 5

Members Present voting against: 0

BY: Reagan Taylor, Judge/Executive

ATTEST: Kenny Berger, Clerk
Property Attachments
Deed
Photos
Plans
Etc.
Broadway Center Skills Certification Facility

204 North Broadway, Berea KY 40403. This facility is currently owned by the City of Berea and would be renovated to accommodate two lab spaces and a shared classroom. The interior of the building currently contains no load bearing walls. Demolition cost would remain low, and the building renovation cost would be kept low by using the City of Berea staff in various departments to assist in the construction. Estimated budget to renovate this 6,900 square foot facility is $325,000. The property is currently valued at $300,000.
Location... Location... Location...

Join Us... You Would Be in Great Company!

RICHMOND INDUSTRIAL PARK

For Sale
192,000sf on 35 acres with CSX rail spur*

FOR SALE
187 Acres Available
Phase III of Industrial Park

1,400 acres at I-75 Exit 81 are privately owned by Bagley Properties, LLC (606)387-7071 to be developed into Commercial, Retail, etc.

Other Richmond Industries Not On The Map Include...

B & H Tool
Central Kentucky Concrete
Greenhouse Technology
Madison Tool & Die
Qualex Machining
Bombay Systems

Bluegrass Army Depot
Grievance Tool
Hinkle Block & Masonry
Metsalf Metal
Rand Mcnally & Company
Sherwin-Williams

Boonesboro Quarry
Evergy
Kolodz Rubber
National Metal Processing
Ready-Mix Concrete of Richmond
TESCO of Kentucky

Brown & Tribble
Ford Nail Company
NVHC Center
Powerhead Machine
Rudy-Light
Uvic Charlie's Meat

* Marketed by Bob McMillon at Mart Properties (606) 915-0851

To Downtown & EKU via I-75
To Madison Airport
3 miles off I-75 via 4-lane highway & 7 miles from the Madison Airport
DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and entered into by and between THE
PAVILION@GOLDEN LEAF, LLC, a Kentucky limited liability company, of P.O. Box 305,
Richmond, Kentucky 40476, hereinafter GRANTOR, and THE BOARD OF EDUCATION
OF MADISON COUNTY, KENTUCKY, a local board of education pursuant to KRS
160.180, et seq, of P.O. Box 768, Richmond, Madison County, Kentucky 40476,
hereinafter GRANTEE.

WITNESSETH: That for and in consideration of the sum of FOUR HUNDRED
THOUSAND AND NO/100 DOLLARS ($400,000.00), cash in hand paid, the receipt
of which is hereby acknowledged, GRANTOR does hereby BARGAIN, GRANT, SELL, and
CONVEY unto GRANTEE, in fee simple, its successors and assigns forever, the following
described property, located and situated in Richmond, Madison County, Kentucky, to-wit:

Tract 2A, of the Pavilion @ Golden Leaf Subdivision, and being more
particularly described by Plat Book 24 at Page 197, in the Madison County
Clerk's Office.

Being a part of the same property conveyed to The Pavilion @ Golden Leaf,
LLC, a Kentucky limited liability company, by Deed dated June 5, 2006, from
Ann Nave Bass, a single person, recorded in Deed Book 607 at Page 734,
In the Madison County Clerk's Office.

The above-described property is conveyed subject to all covenants,
restrictions, reservations, limitations, easements and other conditions of
record, including but not limited to the Declaration of Restrictive Covenants
recorded in Miscellaneous Book 213 at Page 611; Amendment to
Declaration of Restrictive Covenants recorded in Miscellaneous Book 221 at
Page 126; Plat Book 24 at Page 43, and Plat Book 24 at Page 197, all in the
Madison County Clerk's Office.

TO HAVE AND TO HOLD the above described property with all the rights, privileges
and appurtenances thereunto belonging unto the said GRANTEE, its successors and
assigns forever, with covenants of GENERAL WARRANTY; and the GRANTOR does hereby release unto the GRANTEE the every right, title and interest of the GRANTOR in and to the above described property, including curtesy, dower, homestead exemption and all other exemptions allowed by law.

Consideration Certificate: The parties hereto state that the consideration reflected in this Deed is the full consideration paid for the property. The GRANTEE joins this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

IN TESTIMONY WHEREOF, witness the signatures of the GRANTOR and GRANTEE hereto this the 19th day of July, 2007.

GRANTOR:
THE PAVILION @ GOLDEN LEAF, LLC
By: [Signature]
Member

GRANTEE:
THE BOARD OF EDUCATION OF MADISON COUNTY, KENTUCKY
By: Glenn R. Marshall,
Acting Superintendent

STATE OF KENTUCKY
SCT
COUNTY OF MADISON

The foregoing Deed and Consideration Certificate was subscribed, acknowledged and sworn to before me this 19th day of July, 2007, by Alan D. Cooper, Jr., in his capacity as Member of The Pavilion @ Golden Leaf, LLC, a Kentucky limited liability company, GRANTOR.

Notary Public, Kentucky State at Large

My Commission Expires: 9/19/08
STATE OF KENTUCKY
SCT
COUNTY OF MADISON

The foregoing Deed and Consideration Certificate was subscribed, acknowledged and sworn to before me this 19th day of July, 2007, by Allen D. Grant, in his capacity as Member of The Pavilion @ Golden Leaf, LLC, a Kentucky limited liability company, GRANTOR.

Notary Public, Kentucky State at Large

My Commission Expires: 9/19/08

STATE OF KENTUCKY
SCT
COUNTY OF MADISON

The foregoing Deed and Consideration Certificate was subscribed, acknowledged and sworn to before me this 19th day of July, 2007, by Glenn R. Marshall, Acting Superintendent of The Board of Education of Madison County, Kentucky, GRANTEE.

Notary Public, Kentucky State at Large

My Commission Expires: 9/19/08

PREPARED BY:
SWORD, FLOYD & MOODY, PLLC

By: Valerie J. Hines

ADDRESS: 218 West Main Street
Post Office Box 300
Richmond, Kentucky 40476-0300
Telephone: 859-623-3728
## Property Valuation Administrator

### Madison County

**Billy Ackerman**

---

### Owner and Parcel Information

<table>
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<tr>
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<tbody>
<tr>
<td>Owner Name</td>
<td>MADISON COUNTY BOARD OF EDUCATION</td>
</tr>
<tr>
<td>Parcel Address</td>
<td>P O BOX 768</td>
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<tr>
<td>Parcel Number/Account Number</td>
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<td>02 02-Richmond Annex</td>
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<td>PAVILION AT GOLDEN LEAF LOT 2A</td>
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### parcels Characteristics

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<td>Parcel Map</td>
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<tr>
<td>Topography</td>
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<th>Land Value</th>
<th>Improvement Value</th>
<th>Ag Improvement Value</th>
<th>Land FCV</th>
<th>Improvement FCV</th>
<th>Ag Improvement FCV</th>
<th>Total FCV</th>
<th>Farm Acres</th>
<th>Fire Protec Acre</th>
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Waiver of Confidentiality & Authorization to Publish Kentucky Work Ready Skills Initiative Application

I, Elmer Thomas, the authorized signatory for Madison Co. Schools ( "Lead Applicant"), hereby acknowledge, on behalf of Lead Applicant and each partnership member organization, that the entirety of this Kentucky Work Ready Skills Initiative Application ( "WRSI Application"), including my responses and any attachments hereto, shall be open for public inspection. I also authorize the Kentucky Education and Workforce Development Cabinet to publish and/or distribute the entirety of this WRSI Application, including all responses and attachments, to the public, to other state agencies (including the Cabinet for Economic Development), and to contracted consultants to determine the feasibility and potential impacts associated with the proposed project.

I fully understand and acknowledge, on behalf of the Lead Applicant and all partnership member organizations, that signing this form constitutes a waiver of Lead Applicant’s, as well as each partnership member organization’s, right to confidentiality as to any and all information contained in the WRSI Application, including any attachments hereeto. Further, I certify that Lead Applicant and each partnership member organization submits this WRSI Application with full knowledge and understanding of the fact that it has no right to confidentiality and that the full WRSI Application and all attachments will be open to public inspection.

Lead Applicant and all partnership member organizations hereby release and hold harmless the Kentucky Education and Workforce Development Cabinet, its agents, and staff who shall comply in good faith with this waiver and authorization, from any and all liability of any kind arising from or in any way related to the publishing or distribution of Applicant’s WRSI Application.

By signing this Waiver and Authorization, Lead Applicant represents that each partnership member organization has reviewed, understands, willingly consents, and is bound by each and every term or provision contained in this Waiver of Confidentiality and Authorization to Publish Kentucky Work Ready Skills Initiative Application.

Authorized Signature, Lead Applicant

Elmer Thomas

Printed Name

10/1/16

Date

STATE OF KENTUCKY

COUNTY OF Madison

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, this 17th day of Sept., 2016, by Elmer Thomas.

My commission expires 11/19/16

Brian Barnes

NOTARY PUBLIC-STATE AT LARGE

Page 1 of 4
Waiver of Confidentiality & Authorization to Publish Kentucky Work Ready Skills Initiative Application

By signing below, each partnership member organization acknowledges that it has read the Waiver of Confidentiality and Authorization to Publish Kentucky Work Ready Skills Initiative Application and, furthermore, knowingly waives its right to confidentiality as to any and all content contained in this WRSI Application, the responses, and attachments hereto. Each partnership member organization also expressly authorizes the Kentucky Education and Workforce Development Cabinet to publish this WRSI Application in its entirety, including responses and attachments. This form must be signed by an authorized representative of the partnership member organization or by the Lead Applicant with permission of the partnership member organization.

[Signatures and dates]

Page 2 of 4
Waiver of Confidentiality & Authorization to Publish Kentucky Work Ready Skills Initiative Application

By signing below, each partnership member organization acknowledges that it has read the Waiver of Confidentiality and Authorization to Publish Kentucky Work Ready Skills Initiative Application and, furthermore, knowingly waives its right to confidentiality as to any and all content contained in this WRSI Application, the responses, and attachments hereto. Each partnership member organization also expressly authorizes the Kentucky Education and Workforce Development Cabinet to publish this WRSI Application in its entirety, including responses and attachments. This form must be signed by an authorized representative of the partnership member organization or by the Lead Applicant with permission of the partnership member organization.

<table>
<thead>
<tr>
<th>Authorized Signature, Partner</th>
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<th>Date</th>
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Page 2 of 4
October 17, 2016

Mr. Elmer Thomas  
Superintendent Madison County Schools  
301 Highland Park Drive  
Richmond, Kentucky 40475

Mr. Thomas,

On behalf of the Madison County Fiscal Court, I would like to thank you for the leadership in guiding the preparation of the grant application with the Kentucky Work Ready Skills Initiative. This application is an exciting opportunity for the first regional Vocational Center for students and adults in the Bluegrass Area. The Madison County Fiscal Court is prepared to offer staff assistance, buses and equipment for the CDL program, as well as staff assistance and support for the Court diversion program for those that need alternatives to incarceration. We are excited about this proposal as it is the first of its kind and feel that it can initiate similar proposals being implemented in other communities. With the introduction of the diversion program and the cooperation of the industry and Vocational Center to enhance the skills, we feel the diversion program will be a success increasing job skills and job opportunities thus reducing the burden on our Detention Center and the citizens of Madison County. But more importantly, it will increase the job skills of our youth which will lead to greater opportunity and increased productivity in our region.

As a leader, I realize that successful people make successful communities. A Vocational Center would greatly enhance the educational and vocational opportunities that are currently limited to our students and adults at time and would greatly enhance the economic development for Madison County and the Central Kentucky Region. Again, thank you for your commitment to the Vocational Center and we look forward to working with you in the future.

Sincerely,

Reagan Taylor  
Madison County Judge/Executive

Reagan Taylor  Larry Combs  Roger Barger  John Tudor  Tom Botkin  
Judge Executive  Magistrate District 1  Magistrate District 2  Magistrate District 3  Magistrate District 4
October 18, 2016

Secretary Hal Heiner
Kentucky Education and Workforce Development Cabinet
300 Sower Boulevard, Fourth Floor
Frankfort, Kentucky 40601

Secretary Heiner,

With the partnership between the Madison County Fiscal Court, Madison County Public Schools, and Berea Independent School District, Kentucky Community and Technical College System, along with various private sector employers, the City of Berea fully supports the Vocational Center grant application that will allow Madison County to offer training and certification programs locally that addresses our existing and future workforce development needs. We are committed to providing the necessary funding and in-kind support to bring this facility online. We are a beneficiary of recent growth in the advanced manufacturing sector. US News & World Report just identified Richmond-Berea as the number one location nationwide to work in manufacturing based on a 40% growth in manufacturing jobs from 2013 to 2014. Our private sector employers are hiring today and expect growth to continue in advanced manufacturing and healthcare between 25% to 30% by 2024. The proposed facility and program would put our community in an ideal situation to continue its growth, while making sure our employers continue to have access to a trained and skilled workforce.

Respectfully,

Danny Isaacs
Director of Business Development
City of Berea
212 Chestnut Street
Berea, KY 40403
October 17, 2016

Mr. Elmer Thomas
Superintendent, Madison County Schools
301 Highland Park Drive
Richmond, Kentucky  40475

Mr. Thomas,

On behalf of the Richmond City Commission, I want to thank you for your leadership in guiding the preparation of a grant application with the Kentucky Work Ready Skills Initiative. This application is being submitted through the Kentucky Education Workforce Development Cabinet. The potential for a Madison County Vocational Training Center to be located directly adjacent to the Richmond Industrial Parks presents an exciting opportunity. The Richmond City Commission feels very fortunate to be a participating partner in this important grant project which has a broad range of local community support. The City of Richmond is prepared to offer staff time and other support services over the next two-year period to support the operations of the training center. We have staff members that have experience in Industrial, Economic and Community Development as well as the potential to provide other services that can assist the center in accomplishing mission objectives.

As leaders, we consistently remind ourselves that successful people help make successful communities. A new and vibrant Vocational Training Center that is to be located near large employers who are also committed to the success of people throughout their commuting area and beyond is a win-win situation! We look forward to working with you to promote economic development in the City of Richmond, Madison County and throughout the Central Kentucky Region. In the event that you have questions and/or need more information please contact Richard Thomas, Richmond City Manager at 859-623-1000.

Sincerely,

[Signature]

Mr. Jim Barnes
Mayor, City of Richmond

Cc: Richard Thomas, Richmond City Manager
October 17, 2016

Madison County Schools
Mr. Elmer Thomas, Superintendent
301 Highland Park Drive
Richmond, Kentucky 40475

Dear Superintendent Thomas,

On behalf of the Richmond Chamber of Commerce, our Board of Directors and our 600+ Members, we congratulate you on your continuous efforts of improving and moving the Madison County School System forward. We could not be more pleased with the testing scores and results that our county has shown this year.

You have our full support for the proposed Madison County Vocational Training Center. We find this to be an exciting and wonderful opportunity for so many of Madison County residents. This facility will educate our youth and prepare them with the skills they need for jobs in the future. It will allow adults an opportunity to continue their education to learn a new skill set or to get the quality of training needed to move up in their careers. This type of Vocational Training is exactly what Madison County needs to improve the Work Ready Skills to keep our residents employed and able to be a part of the Madison County workforce.

The impact that a Vocational Training Center would have on Madison County would affect all of us, from an economic development standpoint, a lower unemployment rate, to industrial growth and business growth, to giving people the confidence and training they need to enter or perhaps re-enter the workforce. What an amazing opportunity for all of us.

Our Chamber’s support will be largely in-kind to assist in marketing, develop curriculum, host advisory committees, host planning meetings, and any ways that we are needed that you see fit. If you have any questions, please contact me directly at 859-661-1875.

Sincerely,

Mendi Goble
Executive Director
Richmond Chamber of Commerce

201 East Main Street, Richmond, KY 40475 • Phone: 859-623-1720 • Fax: 859-023-0839
www.richmondchamber.com
October 17, 2016

Madison County Schools
Attn: Superintendent Elmer Thomas
301 Highland Park Drive
Richmond, KY 40475

Dear Superintendent Thomas,

On behalf of the Berea Chamber of Commerce Board of Directors, our Economic Development Committee and our Industrial Relations Committee, I am writing to pledge our support for the vocational training center proposed by the Madison County Schools and our various partners through the Work Ready Skills Initiative Grant Application.

As you well know, the Berea Chamber of Commerce has been a very vocal advocate for a “high tech” training facility in Madison County for much of the last decade in response to the on-going employment needs of our local industry. The proposed facility will provide our youth with the skills needed for jobs of the future, serve as a model training and re-training facility for adults, while allowing others a second opportunity through skills development training.

Our Chamber’s support will be largely in-kind through the coordination and hosting of planning meetings as the facility is designed, curriculum developed, equipment is acquired, advisory committees organized, programs and services marketed and graduates placed throughout the region.

Questions concerning the need for this training facility can be directed to me at 859-562-7601.

Sincerely,

David Rowlette
Executive Director
October 17, 2016

Mr. Elmer Thomas  
Superintendent, Madison County Schools  
301 Highland Park Drive  
Richmond, Kentucky  40475

Mr. Thomas,

On behalf of the Richmond Industrial Development Corporation (RIDC), I want to thank you for your leadership in guiding the preparation of a grant application with the Kentucky Work Ready Skills Initiative. This application is being submitted through the Kentucky Education Workforce Development Cabinet. The potential for a Madison County Vocational Training Center to be located directly adjacent to the Richmond Industrial Parks presents an exciting opportunity. The RIDC feels very fortunate to be a participating partner in this important grant project which has a broad range of local community support. The RIDC is prepared to offer staff time and other support services over the next two-year period to support the operations of the training center. Our Executive Director can offer experience in Industrial development and can serve as a source of contact with the various manufacturing operations in the Richmond and surrounding areas. The RIDC also cooperates with the City of Richmond in their efforts to provide economic development support throughout the community.

As leaders, we consistently remind ourselves that successful people help make successful communities. A new and vibrant Vocational Training Center that is to be located near large employers who are also committed to the success of people throughout their commuting area and beyond is a win-win situation! We look forward to working with you to promote economic development in Madison County and throughout the Central Kentucky Region. In the event that you have questions and/or need more information please contact David Stipes, RIDC Executive Director at 859-623-1000 ext: 1803.

Sincerely,

[Signature]

Mr. Dave Gerrein  
President, Richmond Industrial Development Corporation

Cc: David Stipes, Executive Director, RIDC
October 17, 2016

Mr. Elmer Thomas
Superintendent Madison County Schools
301 Highland Park Drive
Richmond, Kentucky 40475

Mr. Thomas,

On behalf of Eastern Kentucky University, we would like to thank you for the leadership in guiding the preparation of the grant application with the Kentucky Work Ready Skills Initiative. This application is an exciting opportunity for the regional Vocational Center for students and adults in the Bluegrass Area. Eastern Kentucky University is prepared to offer its expertise in strategic postsecondary areas of development and implementation that will support the vision and mission the Madison County Vocational Center.

As always, Eastern Kentucky University is eager to serve as a partner to local governments and the school systems in a strategic platform to enhancement the education and training of all students and adults.

As a leader in education, we realize that successful people make successful communities. A Vocational Center would greatly enhance the educational and vocational opportunities that are currently available and would greatly enhance the economic development for Madison County and the Central Kentucky Region. Again, thank you for your commitment to the Vocational Center.

Sincerely,

[Signature]

Dr. David T. McFaddin
Vice President
Engagement, Stewardship & Government Relations
Eastern Kentucky University
October 18, 2016

Hal Heiner
Kentucky Education and Workforce Development Cabinet
300 Sower Boulevard, Fourth Floor
Frankfort, Kentucky 40601

Mr. Heiner:

We understand that the City of Berea, Berea Chamber of Commerce, Madison County Fiscal Court, Madison County Public Schools, and Berea Independent School District, Kentucky Community and Technical College System, along with private sector employers are working on a grant application that will allow them to offer training and certification programs locally to address the existing and future workforce development needs of Madison County. We support these organizations and their work to provide these training and certification opportunities, and we are willing to provide future in-kind support in the development of this facility.

Sincerely,

[Signature]
Brian Touch, Director of Human Resources
Hitachi Automotive Systems Americas, Inc.
859.358.6558