

City of Lynchburg

Project Grey Platinum

Investor Presentation

March 28, 2023

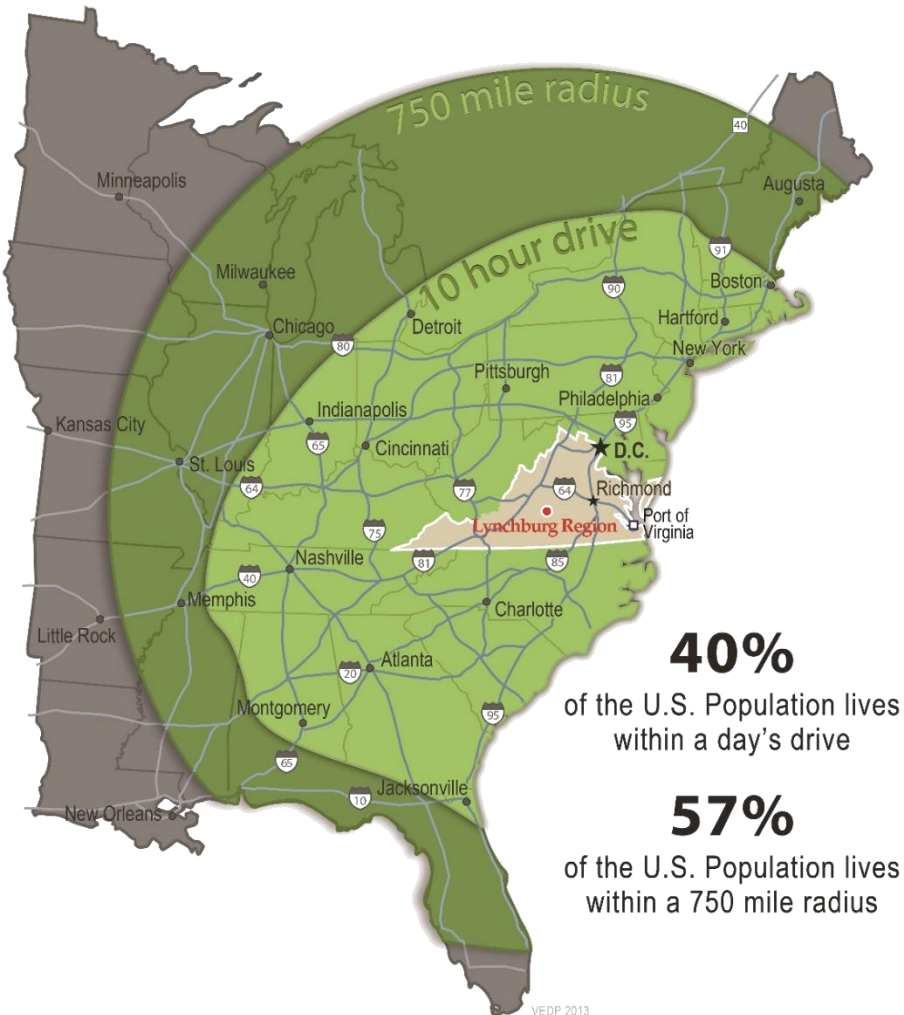




The Lynchburg Region encompasses the counties of Amherst, Appomattox, Bedford and Campbell; the towns of Appomattox, Altavista, Amherst; and the City of Lynchburg.



Connectivity



Air

Daily jet service to Charlotte-Douglas International Airport (CLT)

Train

Daily Amtrak service LYH to Washington, D.C.

Drive

- Close proximity to I-81 & I-64, U.S. 460 & U.S. 29
- Richmond, VA (Port) – 2 hours
- Washington, D.C. – 3.5 hours
- Atlanta – 7 hours
- New York City – 7 hours

Area Profile

Lynchburg Region

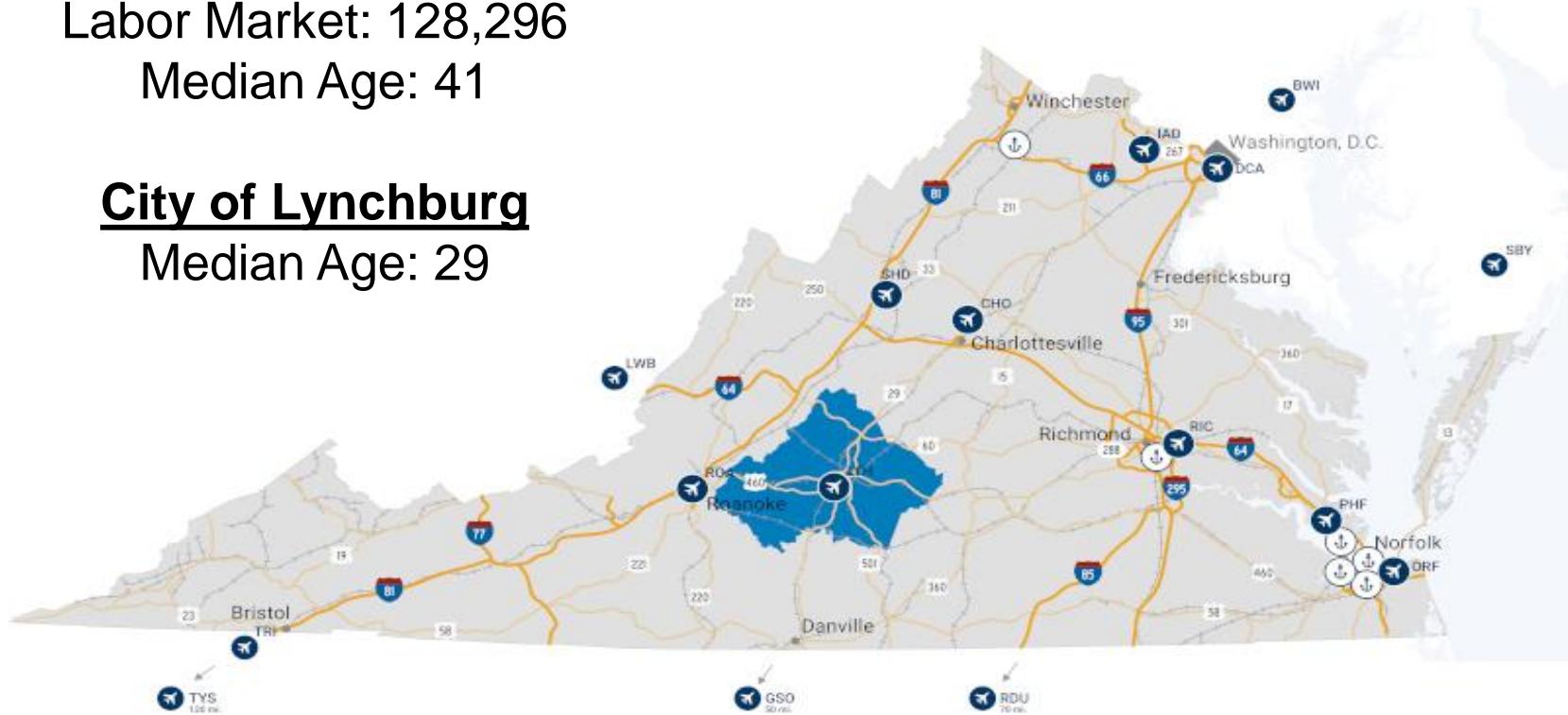
Population: 261,652

Labor Market: 128,296

Median Age: 41

City of Lynchburg

Median Age: 29



Workforce



- **Labor Pool:** 128,296 (45 min drive)
- **Manufacturing Employment:** 14,538 (14 %)
- **Within 90 minutes there are:**
 - 1,248 people employed as Electrical, Electronic and Electromechanical Equipment Assemblers
 - 217 employed as Machinery Maintenance Workers
 - 4,757 General Maintenance and Repair Workers
 - 2,683 Project Management Specialists
 - 1,057 Production, Planning and Expediting Clerks
 - 847 Mechanical Engineers

Talent Development

8 Regional Colleges & Universities

- Central Virginia Community College
- Centra College of Nursing
- Liberty University
- Randolph College
- Sweet Briar College
- University of Lynchburg
- Virginia Technical Institute
- Virginia University of Lynchburg

XLR8 STEM Academy

Regional CTE Academy

- Electrical Technology, HVAC, Industrial Maintenance, Machine Tool and Welding

**Virginia Tech and University of Virginia
within
2-hour drive**

***International Students in the Region: 800
representing 70 countries***



Regional MSA Data



Unemployment Rate:
3.3%

Average Annual Wage:
\$46,771

Median Home Price:
\$186,090

Cost of Living

How do we compare?

Metropolitan Statistical Area	Composite Index Score
Lynchburg, VA	90.2
Portland, OR	132.7
South Bend-Mishawaka, IN	93.0
Madison, WI	107.4
Charlotte-Concord-Gastonia, NC	96.9
Columbia, SC	91.9

The Lynchburg MSA is 9.8% below the national average cost of living.

Data Source: COLI 2022 Q1 Index

Our Companies

Our International Companies



Hofmann.



framatome



Quality of Place



Urban Hub:

1500+ refinished lofts and over 20 new restaurants in downtown Lynchburg since 2016. Outstanding architecture, public art and iconic history.

Outdoor Recreation:

Adventure & outdoor recreation includes Blue Ridge Parkway, Peaks of Otter, Appalachian Trail, James River, Smith Mountain Lake, Blackwater Creek Trail with access to downtown.



Announcements

Source4 - \$4.5M/30 jobs

BWXT Innovation Campus
\$65M/97 jobs

Flowers Bakery (Dave's Killer
Bread) \$25M/15 jobs

Belvac Production Machinery
\$35M/50 jobs

Custom Truck One Source
\$3M/61 jobs

Bausch + Lomb \$35M/79 jobs

Damage Solutions \$2M/45 jobs



Rankings & Recognitions

Reviews.org - #1 City for Millennials to Consider Moving

Travel + Leisure – Top 25 College Towns

Southern Living – The South's Best Cities on the Rise

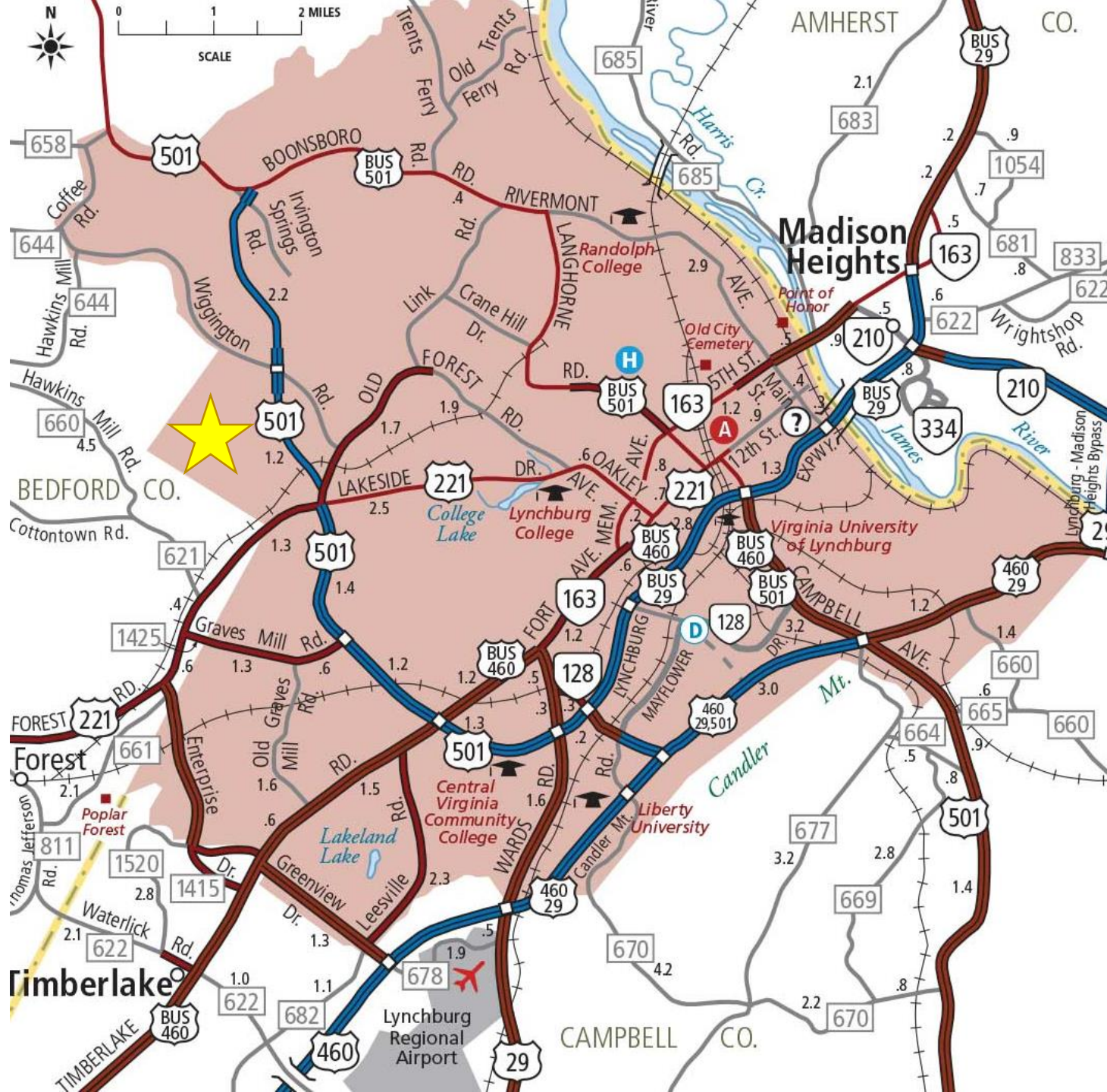
Kiplinger – 10 of the Happiest Places to Retire in the U.S.

Time Magazine – #6 America's Happiest & Healthiest Communities

Blue Ridge Outdoors - Top Adventure Towns

Road Runners of America - Runner Friendly City





Ivy Creek Innovation Park Companies



BOXLEY

East Carolina
Metal Treating



Virginia
Metal Treating

RIVERSEDGE
USA



BWXT
BW Technologies, Inc.

Ivy Creek
Park

L3HARRIS

TPS
TOTAL PLASTIC SOLUTIONS

NOVATECH
BRING EVERYTHING UP TO SPEED

Site A

Site B

EDA Site
200 Jefferson Ridge Parkway
Property ID: 240684



Proposed Building

216,164 SF Warehouse

13,776 SF 2-Level Office area

1,768 SF Shipping Office

40 ft ceiling (37' clear height)

34 dock doors & 2 drive-ins

Potential for 99,000 SF
Addition

Lease Cost - \$6.25/SF



314 Jefferson Ridge Parkway



<https://youtu.be/L1ORG8ru-vM>

Ivy Creek Site A

Availability: Property has had Master Plan completed to identify potential site locations

Site A: 45 ac, 28 developable; Maximum Building Area: 600K SF

Access: Future 1,270 ft Road Extension

Water: Future 3,000 ft, 8" line connecting to 12" Main

Long Term Option: Owned by EDA of Lynchburg

Due Diligence: To begin within next 6 months



Ivy Creek Site An Overview



Utilities

Water: City of Lynchburg, 16" Main, 12" Fire, 4" Domestic; \$2.77/hcf
Able to supply 10 million gal per day (7,500 gal/min)

Sewer: City of Lynchburg, 24" Main, 8" Line; \$7.22/hcf

Over 25,000 gal/day will be fall into Industrial Pretreatment Program where waste is regularly sampled and surcharged if high strength

Gas: Commonwealth Gas Company, 4" Main, 6" Line; \$0.965/ccf

Power: American Electric Power; \$0.09/kWh (Peak Demand: 1,600kW)

Ivy Creek Center for Industry is currently served by 12kV distribution. The substation is located adjacent to Ivy Creek and less than 1 mile from the proposed sites for this application which would support large power users and future growth



Incentives

State & Local Incentives:

- Enterprise Zone
- Technology Zone
- Local Capital Investment Grant
- Local Job Creation Grant
- Pre-Technical Review

Site A Infrastructure support includes:

- Preliminary Geotechnical Exploration & Report
- Boundary & Topographic Survey
- Phase I Environmental Site Assessment Report
- Waters of the US Delineation & Determination
- Preliminary Engineering Report
- Design Construction & Permit Documents



LYH Welcomes You!



<https://youtu.be/lwsWgnLHCok>

Contact Us



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<https://www.opportunitylynchburg.com/project-grey-platinum/>