

**Keystone Industrial Port Complex
A Heavy Industrial KOIZ Site in Pennsylvania**

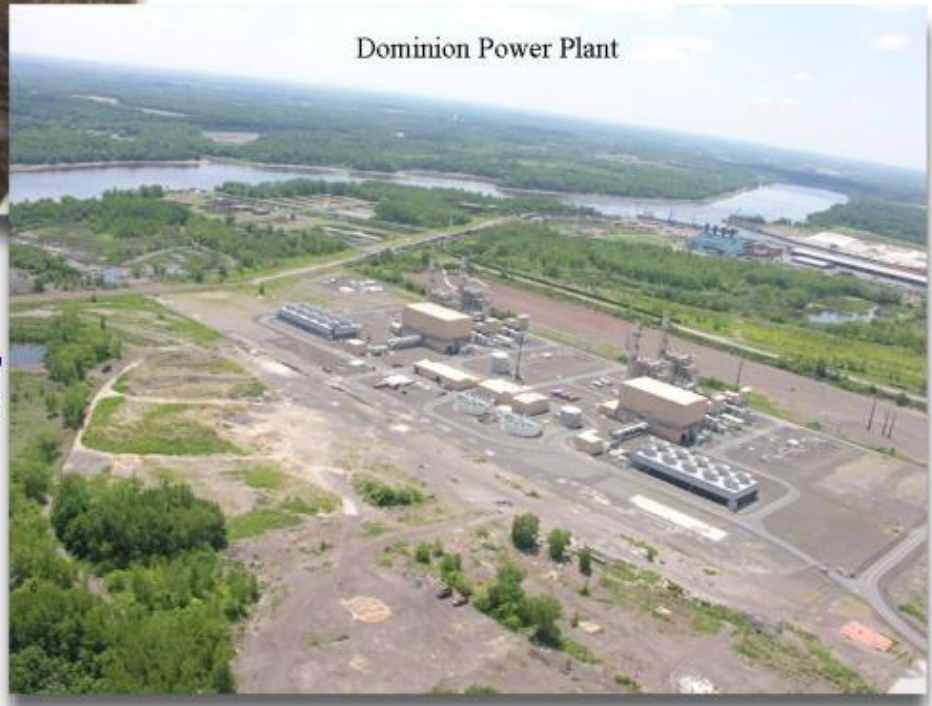


Established in 2005, the Keystone Industrial Port Complex (KIPC) obtained a tax preferred Keystone Opportunity Improvement Zone (KOIZ) designation by the State of Pennsylvania until 2018 to market the site to international business.



KIPC

Keystone Industrial Port Complex



Proactively targeting and cultivating companies that utilize the existing utilities and infrastructure, the development provides economic growth to the local community, while maximizing USS Assets. minimize its liabilities, and providing a return in investment to both public and private sector stakeholders.



AE Polysilicon Corporation



Working with the Pennsylvania Department of Economic Development and Pennsylvania Department of Environmental Protection, more than 260 legacy acres of the site have been restored back to productive use, with new green industries such Gamesa, a Spanish windmill manufacturer, and AE Polysilicon, a company in the solar industry.

Over \$200 million dollars invested since 2005.



Keystone Industrial Port Complex



KIPC has been designated an eco-industrial park by the Environmental Protection Agency bringing together a wide variety of manufacturing and service-oriented businesses, all of which are looking to enhance their environmental and economic performances by collaborating with each other and KIPC on the management of waste, energy, water and raw materials.



Collaborative Approach: Agencies and Stakeholders

Economic

Pennsbury School District

PEF, Pennsbury partners

Federal and State of Pennsylvania

Admin.:DCED; GAT; DOT; DEP,EPA,DRBC
Grants and Loans for Businesses

Bucks County

Planning Commission;
Conservation District;
Solicitor; RDA; EDC; BCCC; WIB

Other Regional Affiliates:

GPCC; DVRPC; BCITC
GPWTC; BCRP;BCDP

Falls Township

Falls Board of Supervisors
Code Enforcement; Fire Marshall
Township of Falls Authority
Philadelphia Building Trades
Waste Management
KIPC Companies
Morrisville Municipal Authority
Enterprise Zone, LBCCC



Pennsylvania KOZ Program

- Established in 1999 under the Ridge Administration.
- Program expanded to include Keystone Opportunity Investment Zones (KIPC) in 2004.
- Under the KOIZ program a company is granted an exemption for state and local taxes for 14 years.
- Projects in the KOIZ receive priority consideration for state assistance.
- Department of Community and Economic Development has administrative responsibility for the programs.
- Underlying concept of the program is by greatly reducing or eliminating state and local taxes for a set number of years, the communities experience increased job creation, capital investment and overall economic growth.
- Results have been mixed.

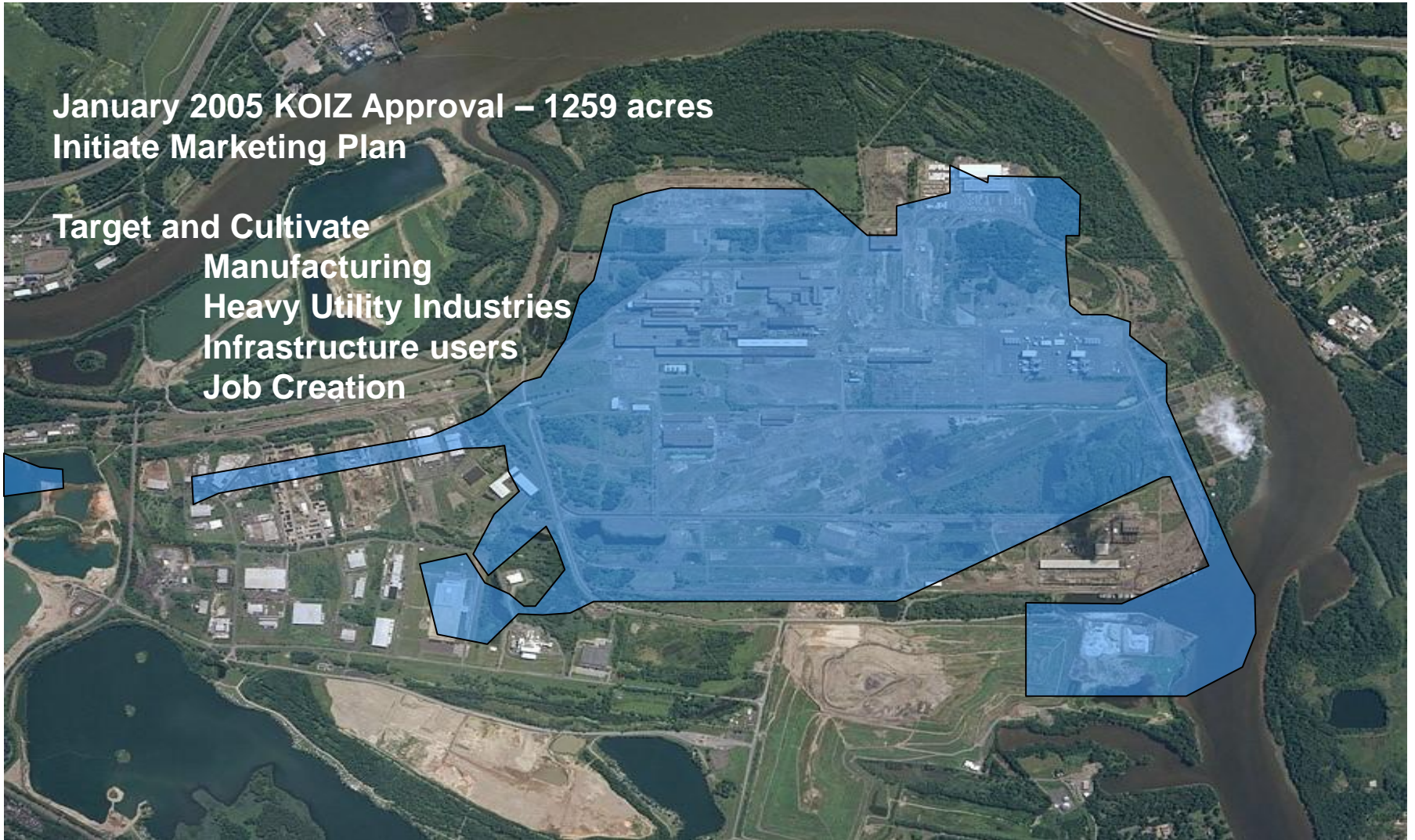


Keystone Industrial Port Complex

KOIZ Area

January 2005 KOIZ Approval – 1259 acres
Initiate Marketing Plan

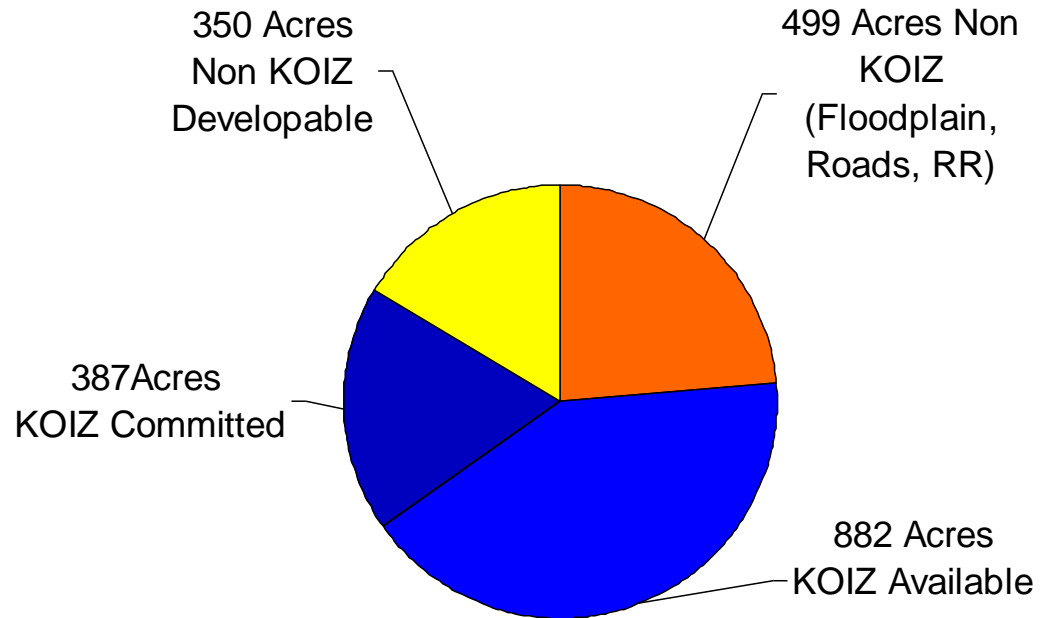
Target and Cultivate
Manufacturing
Heavy Utility Industries
Infrastructure users
Job Creation



KIPC

Keystone Industrial Port Complex

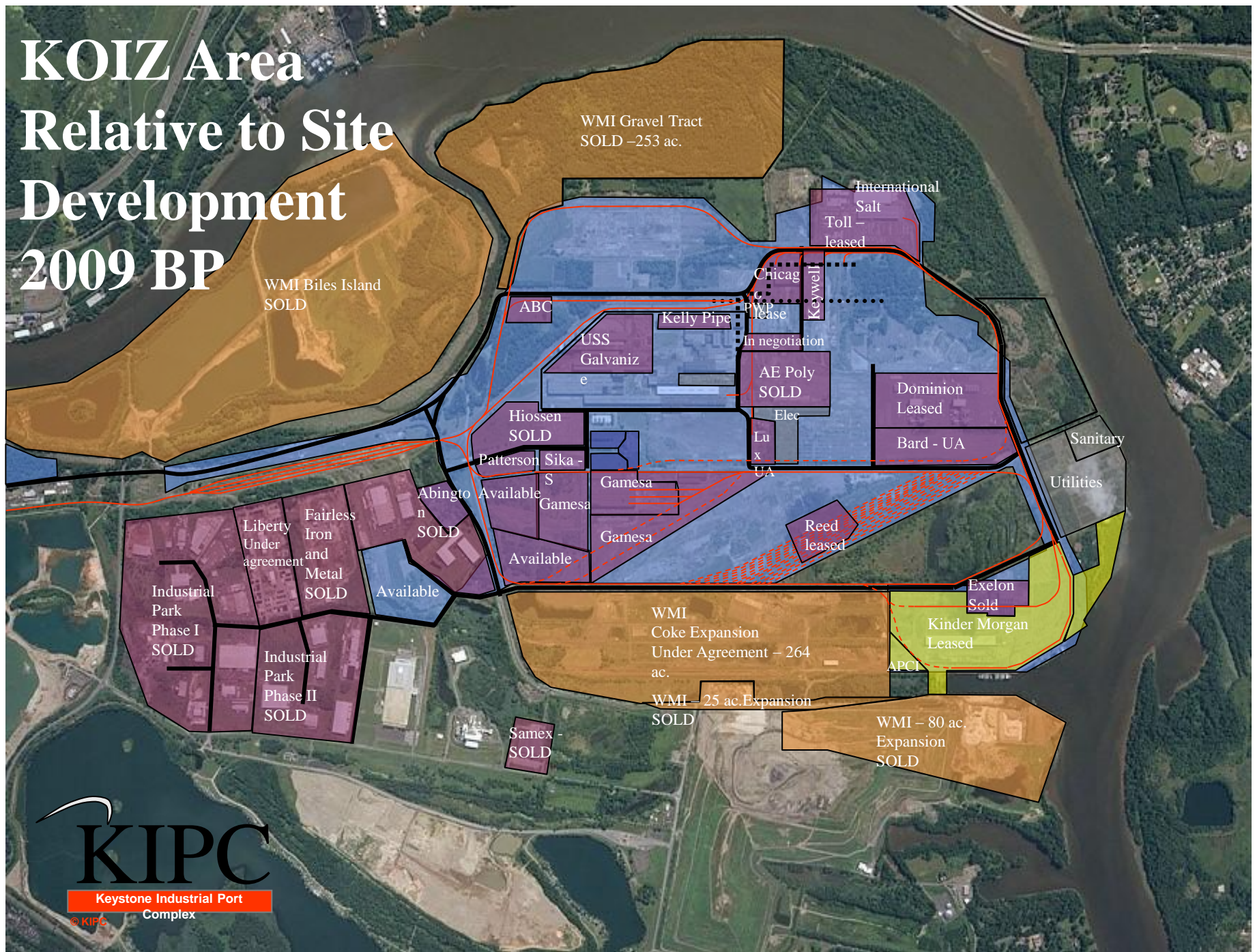
Acreage Available 2008



Total KOIZ	Sold/Leased	Available	%Sold
1259	387	882	31%

■ Non-KOIZ (Floodplain, Roads, RR)
■ KOIZ Available
■ Non-KOIZ Developable

KOIZ Area Relative to Site Development 2009 BP



KIPC

Keystone Industrial Port Complex

Opportunistic, Creating Value, Engaging (Stakeholders)

