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Date: 2/10/2010 9:13:31 PM
Subject: Midway Business Park

Commissioners,

I would like to take this opportunity to voice my strong support for the Midway Business Park.

As a member of the nation's largest managed commercial real estate network, NAI Global, we communicate with prospective occupiers and site selection consultants on a regular basis that would like to locate in Knox County but are unable to find suitable sites.

While opponents of the project make the argument that we have plenty of industrial land available there really isn't. Much of the time the land is either too far from the interstate (East Bridge), too expensive (West Bridge/Hardin Valley), too small (less than 10 acres) or doesn't have the proper zoning, infrastructure or labor force.

We would urge you to also consider allowing a mix of tenants for the park and surrounding entrance area as well (Manufacturing, Distribution/Warehouse, Flex, R&D and some commercial).

It is tough to sell companies on a location if there isn't a place for companies to store their goods or for their employees to drop their kids off, get something to eat and fuel their vehicles.

Please call with questions.

Thank you,

Maribel Koella CCIM, SIOR
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Build on the power of our network.™

NAI Global is the world's leading managed network of commercial real estate firms. With over 325 offices in 55 countries worldwide, we bring together people and resources to deliver results for our clients wherever needed. Our clients come to us for our deep local knowledge. They build their businesses on the power of our global managed network.

Consider the environment -- please think before you print!

February 10, 2010

Mark Donaldson, MPC Director

Mr. Donaldson,

I am Chairman of the Board of Directors representing East Knox County Community Action Committee. I attended the East Knox Sector Plan meetings and I would like to provide my comments.

I see great progress in the approach MPC is taking regarding citizen input in the planning process. This approach is a must if East Knox County is to become a great place to live.

I speak as a grad from Halls High School (1956). I left Knoxville to work in Chicago for a large company, finished my education and worked for 37 years in both hourly and salary management positions. I worked as a plant manager at 7 different plants and lived in 7 different communities. When I retired, I moved back to Knoxville.

When I returned, I saw little change in the standard of living in Knoxville. Many business had moved on, closed, or decreased in scale of operations. I also encountered the same old attitude towards change. There was no progress and we remain a low-paying, service oriented economy.

My work experience is in manufacturing where the number one requirement for location is transportation. Location to the interstate has a direct impact on the bottom line for a business.

The Chamber of Commerce and the Development Corporation are charged with creating and maintaining a high standard of living. If I were making the decision in East Knox County, I would close East Bridge to new business and build a residential complex. It is too far from the interstate to attract business. In my opinion, this park was a failure. Midway road, however, is more viable as a business park if we do it right.

In my opinion, The French Broad Preservation organization and The Development Corporation should continue to work together local businesses to design a model community. A community where business and natural resources can thrive. A great example is Overland Park, Kansas.

Please keep the MPC and the citizens east of the river involved in developing a model community. We have an opportunity to do something great for Knox County.

Sincerely,

Ron Wallace