



OHIO RAIL DEVELOPMENT COMMISSION

Mail Stop #3140, 1980 West Broad Street, Columbus OH 43223

John R. Kasich, Governor • Mark Policinski, ORDC Chairman

February 27, 2018

Dear Commissioners:

Enclosed please find relevant information to the **Tuesday, March 6, 2018**, Commission Meeting. Minutes of the January 16, 2018, Commission Meeting are included for your review.

This meeting will be held at **The Ohio Department of Transportation, 1980 W. Broad St., Room GA. The Committees will meet at 10 a.m. The Policy Committee will meet in Room GA and the Administrative Committee will meet in Room GB.**

The ORDC Commission meeting will begin promptly at 11:00 a.m.

If you haven't already done so, please contact Julie Finnegan to confirm your attendance. You may reach her at 614-728-9497 (telephone) or by e-mail at julianne.finnegan@dot.ohio.gov.

We look forward to seeing you.

Sincerely,

Mark Policinski
Chairman

Enclosures



www.rail.ohio.gov

phone: 614.644.0306

IMPROVING RAIL TODAY FOR TOMORROW'S ECONOMY



OHIO RAIL DEVELOPMENT COMMISSION

Mail Stop #3140, 1980 West Broad Street, Columbus OH 43223

John R. Kasich, Governor • Mark Policinski, ORDC Chairman

**The Ohio Department of Transportation
1980 West Broad Street, Columbus, Ohio**

COMMISSION MEETING AGENDA Tuesday, March 6, 2018, 11:00 a.m. Room GA

**Policy Committee will meet in Room GA at 10:00 a.m.
Administrative Committee will meet in Room GB at 10:00 a.m.**

CALL TO ORDER: Mark Policinski, Chairman

- Welcome
- Roll Call
- Approval of Minutes from January 16, 2018 Meeting

EXECUTIVE DIRECTOR REPORT: Matt Dietrich

FINANCE REPORT: Megan McClory

ITEM FOR APPROVAL

- Resolution 18-02 Cadiz Community Improvement Corporation (CIC) Excess Property Disposal

APPROVED PROJECT BRIEFINGS

- Cleveland Commercial Railway Von Willer Yard
- CertainTeed Corporation
- MSW Plastics USA, Inc.
- Spray Products Corporation

COMMITTEE REPORTS

OLD BUSINESS

NEW BUSINESS

PUBLIC COMMENT

ADJOURN



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IMPROVING RAIL TODAY FOR TOMORROW'S ECONOMY

**MINUTES FROM THE OHIO RAIL DEVELOPMENT COMMISSION
REGULAR BI-MONTHLY MEETING
January 16, 2018**

CALL TO ORDER

The meeting of the Ohio Rail Development Commission was called to order by Chairman Policinski at 11:03 a.m. on Wednesday, January 16, 2018.

MEMBERS PRESENT

Executive Director Matt Dietrich, Chairman Mark Policinski, Commissioners Solomon Jackson, Eric Richter, Tom Zitter, Mark Johnson, Bill Lozier, and Tom Maphet (arrived 11:05 a.m.), as well as Johann Klein for the Ohio Department of Transportation, and Representative Sheehy (arrived at 11:10 a.m.) were in attendance. Commissioners Dean Hempfling and Andrew Pusateri, as well as Senator LaRose and Representative Dever were unable to attend. There were 7 voting members present, therefore a quorum was obtained.

APPROVAL OF THE MINUTES OF THE NOVEMBER MEETING

Chairman Policinski asked for a motion to approve the minutes of the November 15, 2017 meeting. Commissioner Johnson moved to approve the minutes and Commissioner Lozier seconded the motion. The minutes were approved with 7 votes in the affirmative.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Dietrich presented his report to the Commissioners, which can be found on page 6 of the packet. In addition to the items in the packet, Mr. Dietrich noted the retirement of Evelyn Winkfield from the ORDC and that staff posted the vacancy two weeks ago.

Commissioner Maphet arrived at 11:05 a.m.

Executive Director Dietrich also discussed a new position of Grants Coordinator, that will be posted soon, which was determined as the most needed position upon management reflection. Mr. Dietrich noted the Capital Budget Request, as identified in his report. He also touched upon Ms. Finnegan's effort to streamline the ODOT permit process.

Mr. Dietrich also briefly discussed the loss of E. Hunter Harrison, CSX's COO and the announcement of Jim Foote as the new COO, who will continue the precision railroading initiative. Lastly, Executive Director Dietrich noted the large list of staff outreach efforts.

Representative Sheehy arrived at 11:10 a.m.

There were no questions.

FINANCE REPORT

Megan McClory, ORDC's Secretary-Treasurer, presented the Finance Report to the Commissioners, which can be found on page 7 of the packet. Ms. McClory announced staff closed a pending loan with Ashland Railway in December of 2017 – projects that were approved

in 2016. She noted the project was a main component of the failed RRIF loan pilot staff was working on, and is a key project for the railroad.

There were no questions.

RESOLUTION 18-01 – Pratt Industries, Inc.

ORDC staff member Tom Burns presented to the Commissioners the briefing on page 18 of the commission packet. Mr. Burns provided the background information found in the packet and introduced Ed Kersey from the company to elaborate on the project. Mr. Kersey provided a presentation on Pratt Industries and the project.

Commissioner Maphet asked exactly where the facility will be located. Mr. Kersey explained it is off Route 25A. Representative Sheehy asked about the spur location and if the company has an agreement with CSX. Mr. Kersey said they have been in communication and will have one.

Commissioner Zitter asked about the type of railcar Pratt will use. Mr. Kersey said they will use regular and high-cube box cars. Commissioner Lozier asked how much product will be transported by rail. Mr. Kersey indicated approximately 15% of product, in and out, will be by rail. He noted this will vary by season and demand.

Commissioner Zitter asked if Pratt uses intermodal. Mr. Kersey said they use intermodal in Shreveport, LA, and is unsure if they will in Ohio. Chairman Policinski asked if there is a limit to how many times you can reuse material. Mr. Kersey said experts tend to say 7 times, but in the United States, there is enough resources to keep enough natural fiber in the pulp to reuse products for hundreds of years before it is an issue.

Commissioner Zitter asked who they purchase waste from, small or large companies. Mr. Kersey said they will purchase from anyone, large and small. Their ability and willingness to purchase from anyone allows them to expand market share.

There were no additional questions.

Commissioner Jackson made a motion to approve Resolution 18-01 and Commissioner Zitter seconded it. A discussion followed. Roll Call was taken and the resolution was approved as presented with 8 votes in the affirmative.

PROJECT BRIEFING – Reagent Chemical

ORDC staff member Tom Burns presented to the Commissioners the briefing on page 23 of the commission packet. Mr. Burns provided background information found in the packet and introduced David Matuszkiewicz from the company and Patrick Cadle, the Mayor of Newcomerstown, to further discuss the project. Mr. Matuszkiewicz provided background on the company and project. He stressed the safety of the company, culture, and infrastructure.

Mr. Matuszkiewicz indicated the reason for building a location in Newcomerstown is to cut down on transportation distances for products and focus development in shale country.

The Mayor thanked ORDC for assisting this project as the new development will be a huge benefit to the community. Newcomerstown is excited for the use of the industrial park and hopeful for future businesses to capitalize on the location and rail capabilities there.

Commissioner Zitter asked where they produce/purchase the hydrochloride from. Mr. Matuszkiewicz indicated multiple locations were sources.

COMMITTEE REPORTS

Commissioner Zitter reported on the Policy Committee, explaining how the committee held a public input meeting for the State Rail Plan. He thanked Tracey Nixon for her time and the members of the public for their input. He indicated it was a very productive meeting with many people providing input and discussion.

Secretary-Treasurer McClory announced the State Rail Plan Survey is available on the ORDC website for anyone who wants to provide further input.

There were no additional comments.

Commissioner Jackson indicated there were no updates or topics to be addressed by the Administrative Committee.

OLD BUSINESS

There is no old business.

NEW BUSINESS

There is no new business.

PUBLIC COMMENT

There is no public comment.

ADJOURN

Chairman Policinski adjourned the meeting at 11:46 a.m.

This document reflects the accomplishments and highlights of the Ohio Rail Development Commission since the January Meeting:

Freight Plan Approval: I am happy to report that working collaboratively with ODOT and Federal Highway Ohio Division, the State of Ohio Freight Plan has now been amended to include the \$1.0 million of flexible federal freight funding ODOT allocated to ORDC for projects. You may recall during the budget deliberations, ODOT provided ORDC with flexible federal freight funding to lessen the impact of GRF cuts to ORDC's budget. Inclusion of the funding in the State Freight Plan was the last requirement needed for ORDC to advance projects funded with this money. At this time, two projects approved by the Commission, RJ Corman and Camp Chase, have been selected and will now progress.

Hebron Easement on the Panhandle Line: ORDC staff has been working with the Village of Hebron and the Columbus and Ohio River Railroad regarding approximately .1 mile of unused track at the end of the Hebron Branch of the Panhandle Rail Line. Initially, the Village wanted a crossing on the line so that it could access a retirement community that is periodically inaccessible due to flooding. Because this section of track has not been used in decades, it was determined that providing the Village with an easement for the property would be much more effective than establishing a new at-grade crossing that would not have any rail traffic. No formal Commission action is needed for this easement.

Panhandle Excess Property Uses: At the March 16, 2016 Commission meeting, the Commission heard from the Jefferson County Soil and Water Conservation District about the importance of the excess property along the Panhandle Rail Line for Eastern Hellbender Salamander habitat preservation. The Panhandle Rail Line property in question is actually from a previous portion of the Panhandle taken out of service when the rail line alignment was straightened in the late-1940s. Since the March 2016 meeting, not only has the Jefferson County Soil and Water Conservation District continued its work, but ODOT Office of Environmental Services has also approached ORDC for the potential use of the property for environmental remediation. Currently ODOT is progressing a pilot program that will gate one of the abandoned tunnels for a high quality bat habitat. The coordination necessary for all of these uses has delayed some of Jefferson County Soil and Water Conservation District's plans. However, through successful coordination of all of these efforts, ORDC can not only help provide high quality habitat to endangered and at risk species, but also save the state significant money for environmental remediation requirements for highway projects.

The Federal Railroad Administration issued Notices of Funding Opportunity (NOFO) for two programs, the Restoration and Enhancement Grants Program and the Consolidated Rail Infrastructure and Safety Improvements Program. The Restoration and Enhancement Grants Program is soliciting applications for operating assistance grants for initiating, restoring, or enhancing intercity passenger rail. The total for the program is \$4,796,500. The Consolidated Rail Infrastructure and Safety Improvements Program (CRISI) is much larger with broader project eligibility. Congress authorized this grant program for the US DOT to invest in a wide range of projects to improve railroad safety, efficiency, and reliability; mitigate congestion at

both intercity passenger and freight rail chokepoints; enhance multi-modal connections; and lead to new or substantially improved intercity passenger rail corridors. Additionally, the program includes rail safety projects, such as grade crossing enhancements, rail line relocations and improvements, and positive train control (PTC) deployment. Funds are also available to support rail regional and corridor planning and environmental analyses. Total funding available through CRISI is \$65,232,400. Our railroad partners have been notified of the funding opportunity but at the time of this report, none have contacted ORDC about advancing an application.

ORDC Capital Budget Request: ORDC's Capital Budget Request of \$1.83 million for the replacement of the Raccoon Run Bridge on the Panhandle Rail Line in Licking County was not included in the recently released capital bill.

ORDC Staff Outreach:

Since the January meeting, ORDC staff has participated in the following:

- Presentation of ORDC programs to the Ohio Township Association – Columbus
- AASHTO Rail Council and BATIC Institute Shortline Rail Funding Roundtable (Matt, Megan, Tom) – Washington, DC
- Midwest Association of Rail Shippers (MARS) - Chicago
- Presentation of the State Rail Plan (Matt, Tim) to:
 - OKI Intermodal Coordinating Committee – Cincinnati
 - Ohio Agriculture Association – Columbus
 - Ohio Association of Regional Councils (OARC) – Columbus

MEMORANDUM
February 26, 2018

TO: Commissioners
FROM: Megan McClory
SUBJECT: Finance Report

Accomplishments and Highlights of the Finance Section from January 9, 2018, to February 26, 2018:

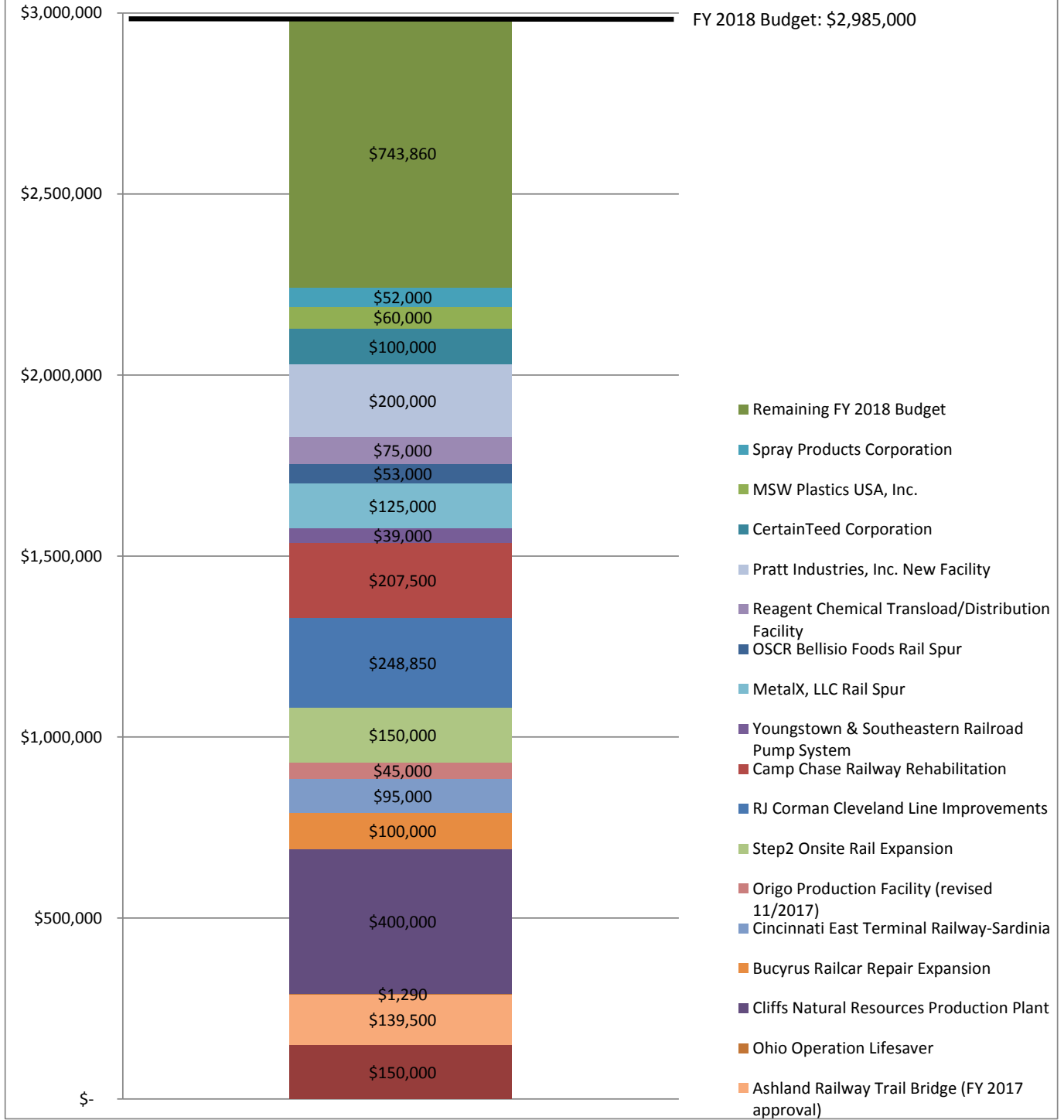
1. **Fiscal Reports.** Staff will finalize the statements reflecting current outstanding loans, revenue collection, and project balances at the end of February. These statements will be provided at the Commission's March meeting. All 8 loans currently in repayment were in good standing as of February 1.
2. **Fiscal Section Staffing.** We expect to welcome a new employee on March 5, who will be responsible for ORDC's accounts payable, leases, and the grade crossing safety budget. The new employee replaces Evelyn Winkfield, who retired at the end of 2017.
3. **Grants Coordinator.** We recently posted a position for a Grants Coordinator and are beginning the selection process. The employee in this position will report to Tom Burns and will assist with the oversight and timely completion of projects, including coordinating project inspections, processing invoices, and ensuring that all legal and program requirements are met.
4. **ORDC Onboarding Procedure.** We are developing an onboarding procedure that will be used to welcome and integrate new staff into the agency. This will go beyond standard orientation to help new employees understand their roles and the role of the ORDC.

FISCAL YEAR 2018 BUDGET PROJECTIONS
2/27/2018

Loan & Grant w/
 Payback
 Available Funds for FY 2018 \$ **2,985,000** \$ **5,600,000**

		Total Project	Rail Portion	Requested Funding	Grants	Loan & Grant w/ Payback
FY 2018 PROJECTS APPROVED						
Balance of FY 2017 project approvals (Gateway Plastics)	Spur	\$ -	\$ -	\$ -	\$ 150,000	
Balance of FY 2017 project approvals (Ashland Railway)	Rehabilitation	\$ -	\$ -	\$ -	\$ 139,500	\$ 195,400
Bucyrus Railcar Repair Expansion	Spur	\$ 500,000	\$ 500,000	\$ 100,000	\$ 100,000	
Camp Chase Railway Rehabilitation	Rehabilitation	\$ 415,000	\$ 415,000	\$ 207,500	\$ 207,500	
Cincinnati East Terminal Railway Sardinia Area	Rehabilitation	\$ 190,000	\$ 190,000	\$ 95,000	\$ 95,000	
Cliffs Natural Resources Production Plant	Spur	\$ 700,000,000	\$ 3,000,000	\$ 400,000	\$ 400,000	
MetaIX, LLC Rail Spur	Spur	\$ 36,000,000	\$ 1,700,000	\$ 125,000	\$ 125,000	
Ohio Operation Lifesaver	Safety	\$ 1,290	\$ 1,290	\$ 1,290	\$ 1,290	
Ohio South Central Railroad Bellisio Foods Rail Spur	Spur	\$ 352,000	\$ 352,000	\$ 53,000	\$ 53,000	
Origo Production Facility (updated 11/2017)	Spur	\$ 7,300,000	\$ 315,000	\$ 45,000	\$ 45,000	
Pratt Industries, Inc. New Facility	Spur	\$ 270,000,000	\$ 1,000,000	\$ 200,000	\$ 200,000	
Reagent Chemical Transload/Distribution Facility	Spur	\$ 1,876,000	\$ 876,000	\$ 75,000	\$ 75,000	
RJ Corman Cleveland Line Improvements	Rehabilitation	\$ 715,477	\$ 715,477	\$ 442,074	\$ 248,850	
Step2 Company On-Site Rail Expansion	Spur	\$ 460,000	\$ 460,000	\$ 150,000	\$ 150,000	
Youngstown & Southeastern Railroad Pump System	Rehabilitation	\$ 78,000	\$ 78,000	\$ 39,000	\$ 39,000	
TOTAL FOR APPROVED PROJECTS		\$ 1,017,887,767	\$ 9,602,767	\$ 1,932,864	\$ 2,029,140	\$ 195,400
FOR COMMISSION APPROVAL						
CertainTeed Corporation	Spur	\$ 46,000,000	\$ 2,200,000	\$ 100,000	\$ 100,000	
Cleveland Commercial Railway Von Willer Yard	Rehabilitation	\$ 60,000	\$ 60,000	\$ 60,000	\$	\$ 60,000
MSW Plastics USA, Inc.	Spur	\$ 12,000,000	\$ 60,000	\$ 60,000	\$ 60,000	
Spray Products Corporation	Spur	\$ 7,700,000	\$ 52,000	\$ 52,000	\$ 52,000	
TOTAL FOR APPROVAL		\$ 65,760,000	\$ 2,372,000	\$ 272,000	\$ 212,000	\$ 60,000
FUNDING REMAINING IF ALL PROJECTS APPROVED					\$ 743,860	\$ 5,344,600
ACTIVE COMMITMENTS						
Ellwood Engineered Castings	Rehabilitation	\$ 35,400,000	\$ 525,000	\$ 150,000	\$ 75,000	\$ 400,000
ORPS LLC	Spur	\$ 1,600,000	\$ 1,600,000	\$ 1,000,000	\$	\$ 1,000,000
TOTAL COMMITMENTS		\$ 37,000,000	\$ 2,125,000	\$ 1,150,000	\$ 75,000	\$ 1,400,000
FUNDING REMAINING AFTER APPROVED PROJECTS AND COMMITMENTS					\$ 668,860	\$ 3,944,600

Fiscal Year 2018 Grant Commitments vs. Budget





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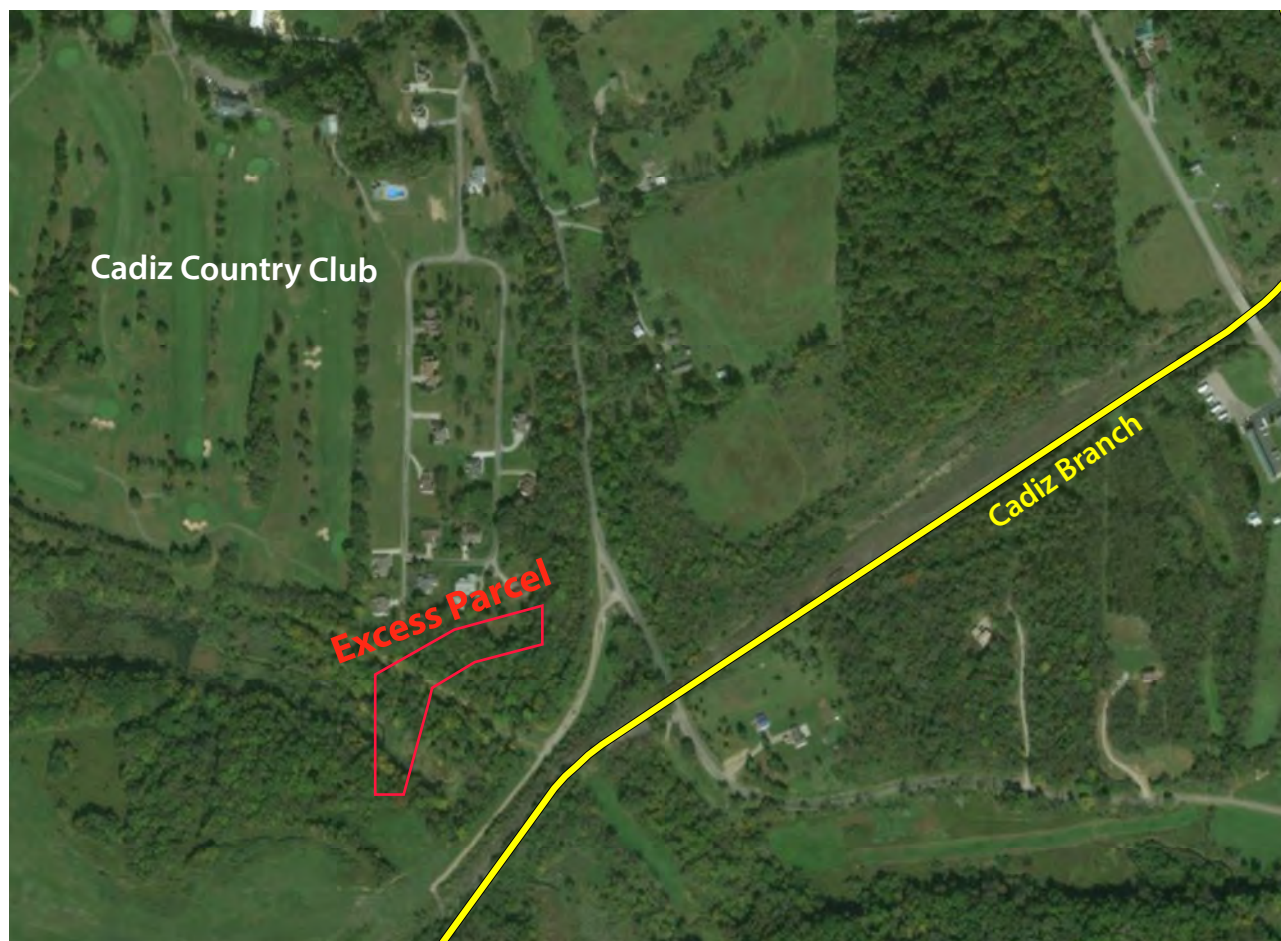
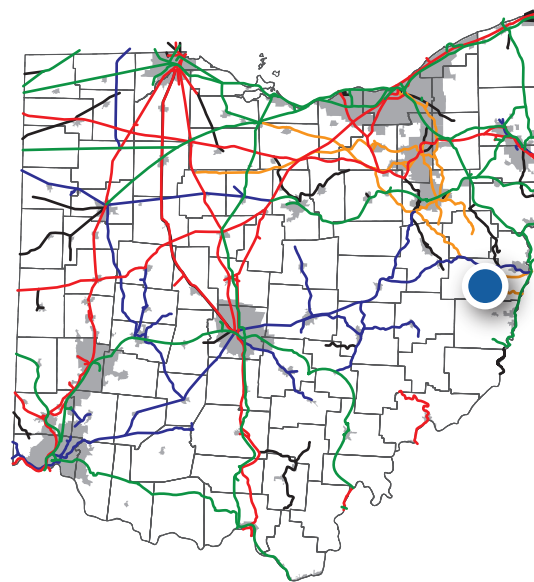
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Rail Project Funding

Total Sale Price \$12,000

Project Benefits

-Disposal of land which neither enhances nor adversely affects the Cadiz Branch of the State-owned Panhandle Line at the request of the Village of Cadiz Community Improvement Corporation



**PROJECT BRIEFING:
DISPOSAL OF EXCESS PROPERTY NEAR CADIZ, OHIO**

February 26, 2018

ORDC was approached by the Village of Cadiz Community Improvement Corporation (CIC) regarding certain State-owned property within the village. The 2.8254 acre property is part of the Cadiz branch of the State-owned Panhandle Line. The CIC requested the opportunity to purchase the unused rail corridor, as it has not been used for railroad service and future railroad use is not anticipated. The property is a corridor that divides a residential area, Country Club Estates, from a 5.4-acre landlocked parcel. The CIC would like to purchase the ORDC property to support future residential development. The land itself has limited value to both the State and the rail line for railroad purposes.

After determining that the Columbus & Ohio River Railroad, as lessee of the Panhandle Line, did not object to the disposition of the property, ORDC secured an appraisal to determine the value of the land in order to sell it to the CIC. The appraised value, as determined by ODOT following their standard procedures, was approximately \$4,300/acre, for a rounded value of \$12,000 for the parcel. The CIC has provided a survey of the property and will be responsible for the fees associated with the property appraisal and the recording of the transaction. Staff recommends Commission approval of this transaction.

RESOLUTION 18-02
RE: EXCESS PROPERTY IN CADIZ, OHIO

A RESOLUTION APPROVING THE CONVEYANCE OF A PARCEL OF STATE OWNED REALTY ON THE PANHANDLE LINE LOCATED NEAR CADIZ, OHIO, TO THE VILLAGE OF CADIZ CIC FOR A SUM OF \$12,000 UNDER CHAPTER 4981 OF THE OHIO REVISED CODE.

WHEREAS, this Commission as the Ohio Rail Development Commission (“ORDC”) created by Chapter 4981 of the Ohio Revised Code (“ORC”), has the authority pursuant to Sections 4981.14 (9) and (19) of the ORC to exercise all powers necessary or appropriate to carry out its corporate purposes including the authority to make and enter all agreements necessary to the performance of its duties and the execution of its powers; and

WHEREAS, this Commission as the Ohio Rail Development Commission (“ORDC”) created by Chapter 4981 of the Ohio Revised Code (“ORC”), has the authority to acquire by gift or purchase, hold, or dispose of real and personal property in the exercise of its powers and performance of its duties in the exercise of its duties under ORC 4981.14(B)(8); and

WHEREAS, the ORDC desires to sell a portion of property near Cadiz, Ohio, to the Village of Cadiz CIC as the land has no foreseeable railroad or development use (See Exhibit A attached hereto and by this reference made a part hereof); and

WHEREAS, the ORDC has reviewed such request and discussed with the Executive Director and staff of the ORDC the proposed realty sale; and

WHEREAS, on the basis of such review and discussions, the ORDC has determined that the realty sale, as set forth in the ORDC staff’s submissions, is appropriate.

NOW, THEREFORE, BE IT RESOLVED by the ORDC of the State of Ohio:

Section 1. That the ORDC approves the proposed conveyance, described in Exhibit A attached hereto, and authorizes the Executive Director of the ORDC to execute and deliver to the Village of Cadiz CIC all necessary instruments to effect a good and sufficient conveyance of said certain parcel of land from the ORDC to the Village of Cadiz CIC.

Moved By _____
Seconded By _____

ORDC ACTION:

Other Action _____
Date 3/6/18

I, the undersigned Chair of the ORDC, hereby certify that the foregoing is a true and correct record of the resolution of said ORDC.

3/6/18
Date

EXHIBIT A

The proposed conveyance of land, which consists of a section of land west of Country Club Road and south of Jeffery Drive in the Village of Cadiz, Harrison County from the ORDC to the Village of Cadiz CIC in exchange for \$12,000 (“Exchange”).

The Exchange is subject to the following conditions:

1. The final descriptions of the parcel to be conveyed will be agreed to by all parties.
2. The Village of Cadiz CIC will be responsible for all necessary approvals, surveys, appraisals, closing arrangements, etc. at their sole cost and expense.



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Rail Project Funding

ORDC Loan

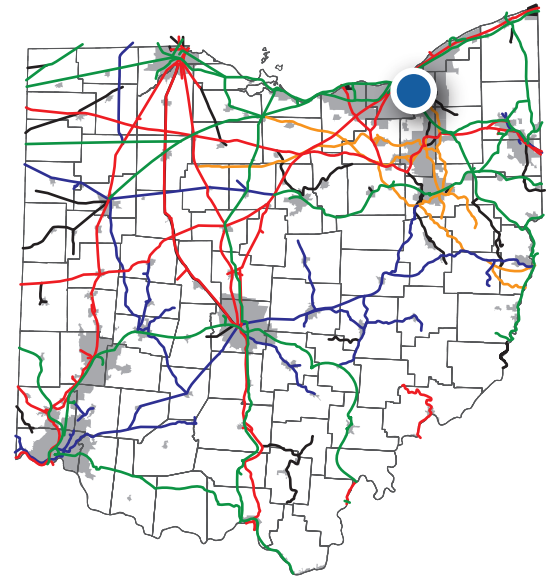
\$60,000

Project Benefits

- Improves CCRR interchange with NS
- Helps secure a CCRR customer's shipments, providing better service and cost savings to the customer

ORDC Goals and Objectives

This project expands and modernizes Ohio's rail system under the ORDC Goal of Efficient Railways by bringing disused yard tracks back into service.



Cleveland Commercial Railroad

Cleveland, Ohio

February 13, 2018

The Cleveland Commercial Railroad (“CCRR”) requests a loan of \$60,000 in order to rehabilitate a section of Von Willer Yard on the near east side of Cleveland. The yard has been out of service for a period of time and needs work to be usable for rail operations again. The goal is to move interchange operations with Norfolk Southern (NS) from a poorly-situated section of track to Von Willer Yard, which will improve access and service for Ferrous Processing & Trading Co. (“Ferrous”), the customer who uses the NS connection.

Currently, CCRR interchanges with NS at a track near the NS mainline. The main product interchanged with NS is scrap metal, which is generated by Ferrous. Ferrous currently enjoys dual rail access, in that they can be served both by NS (via CCRR) and Wheeling & Lake Erie. However, the NS connection is not utilized as much as it could be as the CCRR interchange track is somewhat hidden and out of the way. This has led to a group or groups stealing scrap off of the railcars in quantities large enough to make shipping via NS not a preferred option for Ferrous. CCRR and Ferrous have attempted to station off-duty police or security guards at the location, but this option also comes with a cost which still serves to reduce the competitiveness of the NS option.

NS and CCRR have come to an agreement where the interchange point will be relocated to Von Willer Yard after the completion of this project. This yard is directly adjacent to a neighborhood and is significantly easier to monitor for the local police force than the location currently utilized for interchange. It is well-lit and visible from the road. The end goal of the project is to reduce theft and the need for private security. This will benefit the end user, Ferrous, by allowing them to fully utilize the NS connection without having a “theft tax” placed on each move.

March 6, 2018

Pursuant to Ohio Rail Development Commission Resolution 99-15 “Spending and Signatory Guidelines,” the undersigned hereby approves of the project described in the Project Briefing entitled **CLEVELAND COMMERCIAL RAILROAD** and dated February 13, 2018, as described in that briefing.

Matthew R. Dietrich
Executive Director

Mark Policinski
Chairman



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Rail Project Funding

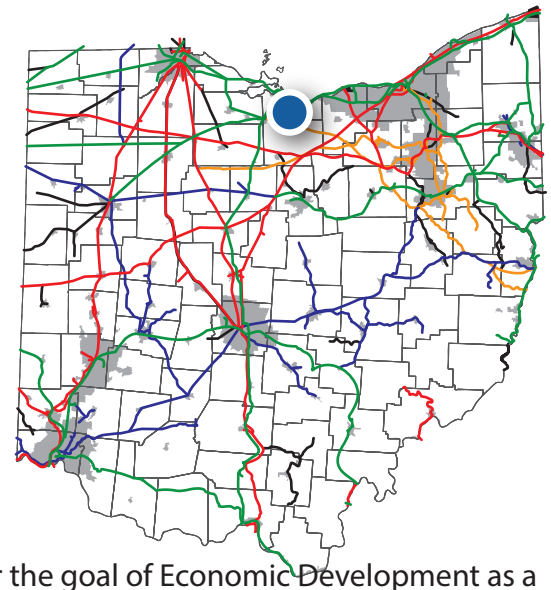
ORDC Grant	\$100,000
CertainTeed Investment	\$45,900,000
	<u>\$46,000,000</u>

Project Benefits

- Facilitates the expansion of and significant investment by a major employer in Erie County
- CertainTeed will retain 196 current jobs and create 10 new jobs

ORDC Goals and Objectives

This project expands rail access to retain an existing business under the goal of Economic Development as a part of a project that will retain 196 current jobs, create 10 new jobs and make a \$46,000,000 investment into Erie County.



CertainTeed Corporation

Milan, Ohio

February 22, 2018

CertainTeed Corporation ("CertainTeed") requests a grant in the amount of \$100,000 to construct a new rail spur north of their current location in Milan, Ohio. The total rail project is estimated to be up to \$2,200,000, which is a component of a larger \$46,000,000 project CertainTeed is undertaking in Milan. The company is also working with JobsOhio on an additional incentive package that will support public infrastructure improvements, reduce rates and taxes, and assist with fixed asset investment. CertainTeed will commit to retaining 196 jobs at the current facility in Milan, and add 10 jobs at the expanded facility.

Founded in 1904 as General Roofing Manufacturing Company, today, CertainTeed is North America's leading brand of exterior and interior building products, including roofing, siding, fence, decking, railing, trim, insulation, gypsum and ceilings. The Milan Township CertainTeed roofing plant has been operating at the site since 1968. The facility currently sits on approximately 45 acres, has three production lines, and ships over 4.2 million squares of roofing products annually. Raw material is brought in via truck and rail. Finished products are sent out by truck and rail.

In response to increasing demand for products made at the Milan Township facility, balanced against current facility capacity limitations, CertainTeed leadership acquired property north of the NS railroad line. CertainTeed is proposing to build an asphalt processing facility on the newly acquired property north of the Norfolk Southern rail line and a limestone pulverizing facility south of the Norfolk Southern railroad and adjacent to the existing manufacturing operations. The project will include construction of a rail spur of up to 4 parallel lines to accommodate up to 28 rail cars.

The benefits to Ohio of the completed project are the 196 retained and 10 new jobs CertainTeed will commit to as part of this grant. Milan Township will also see a total \$46,000,000 investment in the CertainTeed facility, strengthening the long-term viability of the current location.



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John R. Kasich, Governor • Mark Policinski, ORDC Chairman

March 6, 2018

Pursuant to Ohio Rail Development Commission Resolution 99-15 “Spending and Signatory Guidelines,” the undersigned hereby approves of the project described in the Project Briefing entitled **CERTAINTED CORPORATION** and dated February 22, 2018, as described in that briefing.

Matthew R. Dietrich
Executive Director

Mark Policinski
Chairman





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Rail Project Funding

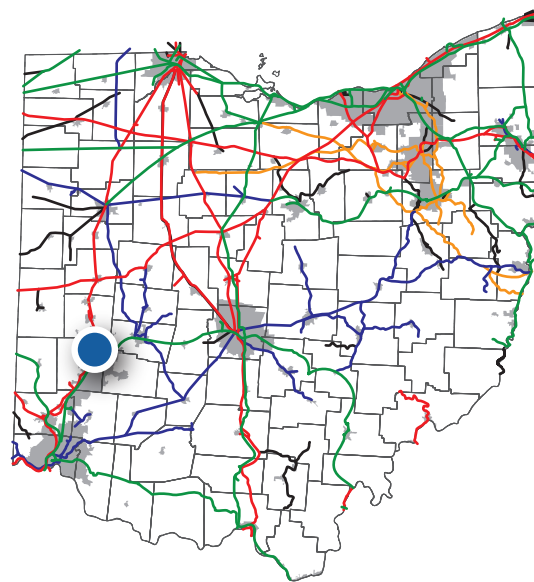
ORDC Grant	\$60,000
MSW Plastics Investment	\$11,940,000
	<u>\$12,000,000</u>

Project Benefits

- Significant foreign direct investment into a brownfield site by a Canadian company
- 43 full-time jobs created in Vandalia

ORDC Goals and Objectives

This project provides rail access to attract new businesses under the goal of Economic Development as a part of a project that will create 43 new jobs and help a Canadian company expand its facilities into the United States.



MSW Plastics USA, Inc.

Vandalia, Ohio

February 13, 2018

MSW Plastics USA, Inc. ("MSW") requests a grant in the amount of \$60,000 to rehabilitate a spur in order to reestablish rail service to a brownfield site in Vandalia, Ohio. The rail portion is part of an approximately \$12,000,000 total investment MSW is planning to expend at the Vandalia site. The total cost of the rail component of that project is \$60,000. The company is also working with JobsOhio on an additional incentive package that will support public infrastructure improvements, reduce rates and taxes, and assist with fixed asset investment. 43 new jobs will be created as a result of this investment.

MSW is a leading plastics extrusion company based in Palmerston, Ontario, with sales in Canada and the US. Their primary products are proprietary wall and ceiling panels for various applications in a variety of markets from residential to industrial and agricultural. MSW also does custom extrusions. The new Vandalia location is needed as MSW's sales growth over the last five years is 865%, of which 350% is over the last three years. The growth is driven by a significant increase in US business and, based on the company's pipeline growth, is expected to continue at the rate of 25%-40% per year. Rail is a key factor for MSW due to the need to ship product throughout the US. This would be MSW's first manufacturing location in the US. Ohio was in competition with one other state for the plant.

The rail infrastructure was used by the previous tenant and thus only needs some minimal maintenance and repairs as the line has not been in operation or serviced since 2015. The \$60,000 estimate encompasses replacement of ties, installation of ballast, a variety of drainage improvements and other needed maintenance. This will bring the spur back into operational condition and MSW will then use the rail for both incoming raw materials and outgoing finished goods.

The anticipated benefits to Ohio are the 43 full-time jobs to be created as a result of the project. In addition, the investment of approximately \$12,000,000 of foreign direct investment to a brownfield site previously unoccupied in Vandalia is a significant benefit to both the local area and Ohio.



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John R. Kasich, Governor • Mark Policinski, ORDC Chairman

March 6, 2018

Pursuant to Ohio Rail Development Commission Resolution 99-15 “Spending and Signatory Guidelines,” the undersigned hereby approves of the project described in the Project Briefing entitled **MSW PLASTICS USA, INC.** and dated February 13, 2018, as described in that briefing.

Matthew R. Dietrich
Executive Director

Mark Policinski
Chairman





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Rail Project Funding

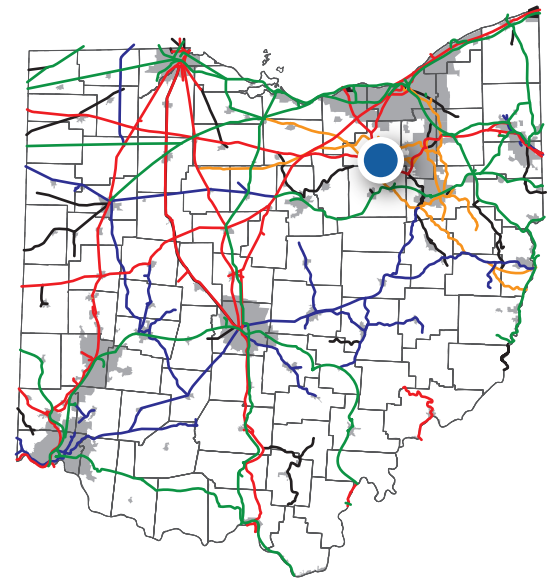
ORDC Grant	\$52,000
JobsOhio Revitalization Grant	\$750,000
Spray Products Investment	\$6,898,000
	<u>\$7,700,000</u>

Project Benefits

- Significant investment by an expanding company into a brownfield site
- Project will add 37 new jobs at this new location by 2020

ORDC Goals and Objectives

This project helps provides rail access to attract new businesses under the goal of Economic Development as a part of a project that will revitalize a vacant brownfield facility and add 37 new jobs.



Spray Products Corporation

Medina, Ohio

February 23, 2018

Spray Products Corporation ("Spray Products") requests a grant in the amount of \$52,000 to rehabilitate an existing spur to a brownfield site in Medina, Ohio. The grant would fully fund the reactivation of a spur that previously served the Valspar facility in Medina, and would be part of a larger investment by Spray Products to locate and invest approximately \$7,700,000 in the brownfield in order to commence operations at the site. JobsOhio is additionally offering a \$750,000 Revitalization Grant to help restart manufacturing at the site. Spray Products will hire 37 employees after startup of operations and ramp-up is complete, achieving that total by 2020.

Spray Products is a private company that provides full-service aerosol packaging products, from formulation to manufacturing and packaging. In business for over 60 years, Spray Products works with a diverse number of products, from automotive wheel cleaners and detailers to industrial adhesives and commercial insecticides. Spray Products currently has two locations – Plymouth Meeting, PA and Fresno, CA, and the Medina location would be their third location. The Medina location is much larger than the currently existing facility in Pennsylvania.

The rail infrastructure is in relatively good shape as it was used by Valspar until 2016 when their plant shuttered operations. The \$52,000 is estimated to cover the entirety of the needed rail rehabilitation.

Ohio's benefits from the project will include a \$7,700,000 investment into the reutilization of a fairly special-purpose brownfield site as the Valspar facility had a variety of improvements needed for their products, and Spray Products can use many of these improvements themselves. Additionally, Spray Products will create 37 jobs by 2020 as a result of this investment.



OHIO RAIL DEVELOPMENT COMMISSION

Mail Stop #3140, 1980 West Broad Street, Columbus OH 43223

John R. Kasich, Governor • Mark Policinski, ORDC Chairman

March 6, 2018

Pursuant to Ohio Rail Development Commission Resolution 99-15 “Spending and Signatory Guidelines,” the undersigned hereby approves of the project described in the Project Briefing entitled **SPRAY PRODUCTS CORPORATION** and dated February 23, 2018, as described in that briefing.

Matthew R. Dietrich
Executive Director

Mark Policinski
Chairman

