

**MINUTES FROM THE OHIO RAIL DEVELOPMENT COMMISSION  
REGULAR BI-MONTHLY MEETING  
JANUARY 20, 2021**

CALL TO ORDER

Chairman Scott Corbitt called the meeting of the Ohio Rail Development Commission to order at 11:07 a.m. on Wednesday, January 20, 2021. The meeting was held virtually via GoToWebinar. Chairman Corbitt introduced Jacque Annarino from ODOT's Office of Environmental Services who was present to moderate the meeting. Ms. Annarino provided the Commissioners and members of the public with an overview of instructions on how to participate in the webinar.

MEMBERS PRESENT VIA GOTOWEBINAR

Chairman Corbitt, Commissioners Allen Biehl, Bobby Dinkins, Solomon Jackson, Bill Lozier, Director Jack Marchbanks (ODOT), Jonathan Gormley (DSA), Eric Richter, and Tom Zitter were present via GoToWebinar. Roll call was taken. There were nine voting members present, therefore a quorum was obtained. Representative Michael Sheehy was represented by his Legislative Aide, Michael Cochenour, who was present via GoToWebinar. Representative James Hoops and Senators Vernon Sykes and Bill Reineke were unable to attend.

APPROVAL OF THE MINUTES OF THE NOVEMBER MEETING

Chairman Corbitt asked for a motion to approve the minutes of the November 18, 2020 meeting. Director Marchbanks moved to approve the minutes and Commissioner Biehl seconded the motion. Roll call was taken. The minutes of the November 18, 2020 Commission meeting were approved with nine votes in the affirmative.

WELCOME TO NEW COMMISSIONERS

Chairman Corbitt welcomed two new commissioners; Bobby Dinkins, who was appointed by Governor DeWine to serve the interest of passenger rail, and Senator Bill Reineke, who was appointed by the Senate as one of the four legislative representatives to the commission.

MARK POLICINKSI, FORMER ORDC CHAIR, COMMENTS

Chairman Corbitt welcomed Mark Policinski to the meeting and offered him the ability to make comments. Mr. Policinski spoke about his time as Chair of the Commission and how much he valued the opportunity. He talked about the amount of state money that is being invested in the commission's projects versus the return on investment we see in these projects. Mr. Policinski thanked the staff, commissioners and Director Marchbanks/ODOT for their continued support over the years and he stated he is very proud of the work that was accomplished during his tenure. Mr. Policinski closed by stating he looks forward to continuing to partner with the Rail Commission on the CRISI grant that OKI Regional Council of Governments is working on.

Chairman Corbitt echoed the sentiments of Mr. Policinski with regard to the efforts of staff in leveraging state funding for projects.

#### RESOLUTION 21-01 – Appreciation of Service of Catherine Stout

Chairman Corbitt asked Secretary-Treasurer Megan McClory to present Resolution 21-01, honoring the service of Cathy Stout to the Commission. Secretary-Treasurer McClory read the resolution for all in attendance. Chairman Corbitt asked for a motion to approve Resolution 21-01. Commissioner Biehl moved to approve the resolution and Commissioner Zitter seconded the motion.

Several people requested a moment to speak about Cathy's tenure with the Rail Commission. Sam Bobko with Mott-McDonald; Brendan Keener with the Ohio Railroad Association; and Michael Lynch, Don Damron, and Jim Tucker, Project Managers with the Rail Commission, all sent their well-wishes to Cathy for her upcoming retirement. Cathy Stout thanked everyone for their kind words and stated she appreciated her time with the Rail Commission very much and wished everyone well.

Roll call was taken with nine votes in the affirmative. Resolution 21-01 is approved.

#### RESOLUTION 21-02 – Appreciate of Service of Gloria Howard

Chairman Corbitt reported there was another resolution honoring the service of staff member Gloria Howard, and he asked Secretary-Treasurer McClory to present to those in attendance. The resolution was read and Chairman Corbitt asked for a motion to approve Resolution 21-02. Commissioner Lozier moved to approve the resolution and Commissioner Jackson seconded the motion.

Commissioner Jackson asked to make a few comments about Ms. Howard. He spoke about the personal impact she has made on him and his family. He wished her well and thanked her for her support and friendship over the many years they have worked together. Secretary-Treasurer McClory also requested to make a few comments and spoke about the contribution Ms. Howard made to the office. Secretary-Treasurer McClory stated Ms. Howard was a wonderful employee and mentor and she echoed Commissioner Jackson's sentiments on Ms. Howard's passion for others.

Roll call was taken with nine votes in the affirmative. Resolution 21-02 is approved.

#### EXECUTIVE DIRECTOR'S REPORT

Executive Director Dietrich presented his report to the Commissioners, which can be found on page 10 of the Commission packet. Executive Director Dietrich reiterated the sentiments of those who have spoken about the efforts of staff and commented on the void that will be left as a result of these retirements.

Executive Director Dietrich reported the budget is coming up and requested the commissioner's involvement with regard to outreach. He asked that any commissioner who would be willing to do so to please let him know and he would make sure they had the appropriate materials for their meetings.

Executive Director Dietrich reported the Safety Programs Manager position has been posted and staff is working with personnel from ODOT's HR office to manage that process. In the interim,

both Executive Director Dietrich and Secretary-Treasurer McClory will take on some of the duties while a new candidate is vetted.

Commissioner Lozier stated he would be happy to advocate on behalf of the Commission and he encouraged his fellow commissioners to do the same. Commissioner Lozier requested updated information on ORDC priorities to which Executive Director Dietrich reported staff would be happy to provide after the Governor's budget is released on February 1<sup>st</sup>. There were no further comments.

#### FINANCE REPORT

Secretary-Treasurer Megan McClory presented the Finance Report to the Commissioners. The report can be found on page 13 of the commission packet. Secretary-Treasurer McClory reported ORDC was able to close the loan for the CCET Stone Transload Facility. Secretary-Treasurer McClory stated this was a project that was previously approved at the March 2020 Commission meeting. This project will remove approximately 12,000 stone trucks off SR 32 annually as well as provide additional transload opportunities for the area.

Secretary-Treasurer McClory reminded all Commissioners that Financial Disclosure filings are due for most of them by May 17<sup>th</sup>.

Lastly, Secretary-Treasurer McClory gave a presentation on the budget process reiterating that we are waiting for the Governor's budget proposal to be presented on February 1<sup>st</sup>. She reported the Rail Commission participates in two budget bills but stated they both follow the same process. Secretary-Treasurer McClory stated ORDC has submitted its budget request to the Office of Budget and Management (OBM).

Secretary-Treasurer McClory reported the Transportation budget bill contains most of ORDC's funding. This bill needs to be enacted approximately March 31<sup>st</sup> in order to be effective as of July 1<sup>st</sup>. The Main Operating bill, she said, contains the small, but important portion of ORDC's budget which includes the funds ORDC uses for economic development projects. This bill needs to be enacted by June 30<sup>th</sup> in order to take effect on July 1<sup>st</sup>.

Secretary-Treasurer McClory reviewed the publications that are available to educate members of the General Assembly as well as the public on what is contained within the budget proposals. The Governor and OBM will publish the "Blue Book" containing the Executive budget. The "Red Book" contains a more in-depth analyses of the various budget requests and is published by the Legislative Services Commission.

Chairman Corbitt asked if any of the Commissioners had any questions. There were none.

#### RESOLUTION 21-03 – OSCR-AluChem Track Rehabilitation

ORDC staff member Tim Brown presented Resolution 21-03 to the Commissioners. Mr. Brown reported the briefing and related information can be found on page 23 of the commission packet. Mr. Brown stated this project is on the Jackson Line and will serve the Alu-Chem facility, the sole customer on the lead. New ties, switch refurbishment, tie deck replacement and rail replacement are part of the planned rehabilitation.

Mr. Brown stated ORDC will utilize federal funds for this project and he introduced George Andres, CEO, Ohio South Central Railroad, who was present to discuss the project. Mr. Andres stated the Alu-Chem lead project is a very important project for the region. He indicated there are several other economic development opportunities present along this line and reported that since this line passes directly through the City of Jackson as well as a residential area, this project has an important safety component as well. He reiterated how much the railroad appreciates the support of ORDC and vowed to continue to make investments in this line.

Chairman Corbitt asked for a motion to approve Resolution 21-03. Commissioner Zitter moved to approve the motion and Commissioner Lozier seconded the motion.

Commissioner Jackson inquired about the number of miles from the lead track to the main and asked about past funding ORDC has participated in on the lead track within the past 4-5 years. Commissioner Jackson expressed concern about the cost of the continued maintenance of this lead track. Mr. Brown responded to Commissioner Jackson's inquiry stating the lead track is 4.8 miles from the main and Alu-Chem is located at the end of the lead. Mr. Brown reported he believes all other ORDC projects have been on the main line and not on the lead in recent years.

Chairman Corbitt asked if anyone had additional questions. There were no further questions. Roll call was taken with nine votes in the affirmative. Resolution 21-03 is approved.

#### PROJECT BRIEFING – Freepoint Commodities, Obetz

ORDC staff member Tom Burns introduced the Freepoint Commodities project which can be found on page 28 of the commission packet. For clarification purposes Mr. Burns reported Freepoint Ecosystems, LLC is a subsidiary of the Freepoint Commodities and is the subject of this project. Mr. Burns reported staff worked with Tom Stipkovich at One Columbus who brought this project to ORDC and assisted in providing the necessary information about this project.

Mr. Burns introduced Katherine Doerr, VP of Supply Origination, who was present to discuss the project. Ms. Doerr stated Freepoint Commodities will construct its new facility in Obetz and will recycle plastics into synthetic fuel. She stated the company prefers to utilize rail for many reasons including cost per mile, its eco-friendly attributes as well as safety in transportation. She stated the company hopes to be operational by early 2022.

Chairman Corbitt asked if there were any questions for Ms. Doerr. There were none.

#### PROJECT BRIEFING – M&M Industries, Lordstown

ORDC staff member Tom Burns reported on the M&M Industries project which can be found on page 31 of the commission packet. Mr. Burns thanked the Youngstown Warren Chamber and TeamNeo in assisting ORDC in getting involved with this project. Mr. Burns introduced Glenn Morris, President and CEO; Darrell Davis, VP and COO; and Bettina Johnson, CFO, who were present to discuss their project. Mr. Morris stated the company is an injection molding manufacturer of containers for chemicals. He stated the company ships all over the United States, with rail being the preferred method of transportation. Mr. Morris introduced Darrell

Davis who presented additional information on their project. Mr. Davis reported the raw material will come into their facility in Lordstown via rail and will arrive in pellet form. The material will be stored in four silos located on-site and he presented a map that identified the building expansion as well as the location of the new rail. Mr. Davis reported the rail spur is critical to operations as it will permit access the silos.

Chairman Corbitt asked if there were any questions for the company representatives. There were no questions.

#### PROJECT BRIEFING – Versa-Pak Ltd., Celina

ORDC staff member presented the Versa-Pak project which can be found on page 34 of the commission packet. Mr. Burns thanked the Dayton Development Coalition and Mercer County for getting ORDC involved with this important project and reported that the project addresses a rail car capacity limitation for both the railroad and the company. He introduced Michael Brunswick, President of Versa-Pak, who was available to discuss the project with the commissioners. Mr. Brunswick spoke about the importance of rail infrastructure at the site. He reported the company is a manufacturer of plastic packaging. In 2003 the company was producing 5 million pounds. Mr. Brunswick stated they are now producing 43 million pounds. The company plans to add another building and additional equipment to meet the increased demand. Versa-Pak will require an additional 10 rail car spots with plans to increase employment by twelve.

Jared Ebbing, Mercer County, voiced the County's support for Versa-Pak's project and stated they are investing \$54,000 in a local county match for this project. Mr. Ebbing stated this project is a great local company and the Mercer County wholeheartedly supports this project.

#### COMMITTEE REPORTS

The committees did not meet so there are no reports.

#### OLD BUSINESS

Chairman Corbitt asked if there was any Old Business to tend to. There was none.

#### NEW BUSINESS

Director Jack Marchbanks reported the Ohio Department of Transportation (ODOT) stands ready to support ORDC in the combined budget; stating ODOT and ORDC have a stake in each other's success. Director Marchbanks commented on the importance of investment in small business and reiterated ODOT's continued support of the commission's efforts.

#### NEW BUSINESS - 2019 Jobs and Carloads Report

ORDC staff member Josh Skaggs presented the 2019 Jobs and Carloads Report which can be found on page 37 of the commission packet. Mr. Skaggs stated there are 20 projects reporting for 2019. The top eight projects on this report are finished with their reporting requirements so Mr. Skaggs reviewed each one of the eight projects and identified staff recommendations with respect to any clawbacks or additional monitoring provisions.

Chairman Corbitt asked about the large discrepancy in carloads committed versus the actual carloads reported on Union Tank Car (30 committed versus 2731 reported.) Both Tom Burns and Executive Director Dietrich answered by explaining the importance of the company's commitment to the use of the rail versus the actual number of projected carloads, indicating that the carloads predication can often be off so ORDC focuses on the rail use by requiring a lower carloads number, and being pleased with anything over and above the committed amount.

Chairman Corbitt asked for a motion to concur with staff recommendations on the 2019 Jobs and Carloads Report. Director Marchbanks moved to approve the report and Commissioner Jackson seconded the motion. Roll call was taken with nine votes in the affirmative.

#### PUBLIC COMMENT

Chairman Corbitt requested Jacque Annarino remind the participants of the meeting of how to ask questions if anyone wanted to. Ms. Annarino reviewed the instructions with attendees and reported that there were no questions from the public in the chat.

Ms. Annarino reiterated how to contact ORDC (via email to Wende Jourdan) should there be any questions after the meeting adjourns.

Ms. Annarino read a comment that was added to the chat: "The team at Meade & Hunt thanks Cathy for the opportunity to work with her and wishes her well. Enjoy your retirement, Cathy!"

#### ADJOURN

Chairman Corbitt adjourned the meeting of the Ohio Rail Development Commission at 12:16 p.m.