



COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

Shannon Valentine
Chairperson

1401 East Broad Street
Richmond, Virginia 23219

(804) 786-2701
Fax: (804) 786-2940

Agenda item # 8

RESOLUTION OF THE COMMONWEALTH TRANSPORTATION BOARD

June 19, 2019

MOTION

Made By: Mr. Whitworth, Seconded By: Mr. Kasprovicz
Action: Motion Carried, Unanimously

Title: Rail Industrial Access –InterChange Cold Storage, LLC

WHEREAS, funding is provided by the General Assembly for Industrial, Airport, and Rail Access projects; and

WHEREAS, Section 33.2-1600 of the *Code of Virginia* declares it to be in the public interest that access railroad tracks and facilities be constructed to certain industrial commercial sites where rail freight service is or may be needed by new or substantially expanded industry; and

WHEREAS, InterChange Cold Storage, LLC has submitted an application for Rail Industrial Access grant funds in the amount of \$450,000 toward construction of 2,810 feet of track to serve a facility in the County of Rockingham; and

WHEREAS, the Department of Rail and Public Transportation (DRPT) has evaluated the project in accordance with the Board's Rail Industrial Access policy and, because the project scores 73 points, has recommended approval of the project; and

WHEREAS, the County of Rockingham, Virginia has, by resolution dated July 25, 2018, shown support for the application of up to \$450,000 in Industrial Access Railroad Track funds for assistance in expanding track facilities to serve the InterChange Cold Storage, LLC facility located in the County of Rockingham; and

WHEREAS, Shenandoah Valley Railroad, by letter dated July 11, 2018 has indicated its support for the project and has agreed to serve the facility; and

WHEREAS, the funding request falls within the intent of Section 33.2-1600, and because the project is in accordance with the provisions of the Board’s policy on the use of Industrial Access Railroad Track funds, funding may be allocated to this project; and

WHEREAS, the Board believes that this project is for the common good of a region of the Commonwealth and serves a public purpose;

NOW THEREFORE, BE IT RESOLVED, that the Board hereby approves that \$450,000 of the Industrial, Airport, and Rail Access Fund be provided to construct approximately 2,810 linear feet of track subject to the following requirements:

1. All necessary right of way and utility adjustments must be provided at no cost to the Commonwealth.
2. All costs above the \$450,000 industrial rail access grant must be borne by InterChange Cold Storage, LLC or sources other than those administered by DRPT.
3. Execution of an agreement acceptable to the Director of DRPT.
4. Execution of a contractual commitment by InterChange Cold Storage, LLC to maintain the track and make repayment of any costs related to the future relocation or removal of such track and facilities, in form acceptable to the Director of DRPT.

#####

CTB Decision Brief

Rail Industrial Access Applicant

Location: County of Rockingham, Virginia

InterChange Cold Storage, LLC

Summary: InterChange Cold Storage, LLC is a cold storage facility located in Harrisonburg, Virginia. They have submitted an application for Rail Industrial Access grant funds in the amount of \$450,000 for a new rail spur at a new facility located in Rockingham County.

The rail spur is part of a \$41.6M capital investment to build a new 250,000 square foot cold storage facility. The new rail spur will allow the company to handle rail cars as well as attract companies who will use rail in the future.

The company currently has 130 employees at other facilities in Rockingham County, and intends to hire 88 people for the new facility. Shenandoah Valley Railroad will provide rail service to the facility.

Facts:

- DRPT has evaluated the project in accordance with the CTB's Rail Industrial Access policy. The project scores 73 points. Projects must reach a 50 point threshold to receive a recommendation by DRPT staff.
- The Applicant committed to 104 rail carloads annually in its application.
- The minimum threshold for carloads is 10 carloads annually.
- The Applicant committed to 88 new jobs.
- The Applicant's new 2,810 foot rail spur will remove approximately 354 trucks from Virginia highways per year.
- Railcar versus truckload ratio for this project is approximately 35% shipping by rail.
- Total Capital Investment in the expanded facility is estimated at \$41.6 M.
- Total railroad track construction cost is estimated at \$1.1M.
- There will be a claw-back provision in the grant agreement for failure to meet performance requirements based on the CTB adopted program performance policies.

Source of State Funds: FY 2019 Industrial, Airport, and Rail Access Fund

Recommendation: In accordance with the CTB Rail Industrial Access policy, DRPT recommends the Board approve the project.

Action Required by CTB: CTB policy for Rail Industrial Access requires Board action on the resolution.

Options: Approve, Deny, or Defer