



The City of Ranson is aware of various social media posts and news coverage regarding citizens' concerns regarding the new Rockwool manufacturing facility in our City and the impact to our community. We take these concerns seriously. After all, we are also residents that live here. At the same time, we are glad that Rockwool selected our City for its largest investment in its company's history. We have appreciated the professionalism of Rockwool's employees and its consultants as we have moved through the site selection and approval process. In order to try to balance of the interest of concerned citizens along with the private property rights of Rockwool we have asked Rockwool to directly engage with the community and citizens to answer your specific questions and concerns – and they have started that process. Rockwool has already provided additional information in response to the concerns. Rockwool's information is attached. And, Rockwool has designated Leslie McLaren at leslie.mclaren@ROCKWOOL.com to answer your specific questions. Ms. McLaren is the North American Manager for Corporate Communications & Stakeholder Relations and is aware of the concerns that have been raised.

A project of this magnitude touches many governmental agencies and regulators. This project is no different and has involved the efforts of many individuals and agencies over the course of thousands of hours over many months. This project has been a joint and cooperative effort of the West Virginia Development Office, Jefferson County Development Authority, City of Ranson, Jefferson County Commission and Jefferson County Board of Education. The cooperation and effort resulted in the private investment of almost \$200 million and will set up the Route 9 corridor with adequate infrastructure for future economic development projects.

The City of Ranson has a couple of roles with regard to projects: (1) promotion of economic development; and (2) ensuring certain regulations are met.

Promotion of Economic Development:

The Rockwool project began in the fall of 2016 when the Jefferson County Development Authority responded to Deloitte Consulting who is a site selection consultant. Deloitte was working on behalf of a confidential client (at the time) that was seeking to identify a community and a site to support a new state-of-the-art heavy manufacturing facility for consumer and industrial products. Deloitte's client (Rockwool) was planning to locate an operation that will require up to 150 full time employees and a capital investment of over \$140 million, with the potential for future expansion investments and additional labor needs. The Jefferson County Development Authority responded to the proposal with a couple of sites – including the site in Ranson. This “blind” Request for Proposal Process is a routine process that many large corporations use to select sites – including companies that have located within our region such as Proctor & Gamble, Macy's, Amazon and many others. Our community has competed for many of these same projects.

In January 2017, Deloitte visited Jefferson County along with its confidential client to visit a couple sites in Jefferson County. During that site visit, representatives from the City met with Deloitte and the client to explain the process and regulations for developing a site within the City. The client was still unknown at the time. Over the course of the next several weeks, the West Virginia Development Office, Jefferson County Development Authority and the City of Ranson continued to provide information that Deloitte requested to narrow down the site selection and inquired as to what incentives authorized by State statute that the State of West Virginia and local jurisdictions could provide if Rockwool selected to construct Jefferson County. Over the course of several months, the West Virginia Development Office spearheaded and negotiated a comprehensive economic development package using the tools available to promote economic development into West Virginia – including the extension of infrastructure for Rockwool and other properties along Route 9.

In the Spring of 2017, Rockwool notified the West Virginia Development Office, Jefferson County Development Authority and the City of Ranson that it selected the Ranson site at Jefferson Orchards. On July 5, 2017, Rockwool issued a press release announcing it was planning on constructing a facility in Ranson. Subsequently, Rockwool began the legal process of developing a site within the City of Ranson, obtaining necessary approvals from the City of Ranson and appropriate state agencies. No approvals were granted to Rockwool prior to its announcement on July 5, 2017.

Land/Building Regulations:

The City of Ranson also has the role of ensuring that land regulations and the Building Code adopted by the State of West Virginia are met when an individual and/or corporation wishes to develop. There is a process to develop and/or build that is set both by State and local regulations. The City is obligated to follow the process and does not have the authority to deny a project if the steps are followed. There are essentially 4 steps to developing land

within the City of Ranson: (1) consistency with Comprehensive Plan and appropriate zoning; (2) submission and approval of a land development plan; (3) submission and approval of a site plan with construction /engineering drawings; (4) submission and approval of a horizontal and vertical building permit. Pursuant to both State Code and local code, several of these steps include public hearings – which were advertised and held – and approvals all held in posted open sessions of the Planning Commission and/or City Council. Attached is a timeline of specific actions that were all discussed and voted on during open public sessions of the City’s Planning Commission and City Council. During the last 16 months of the process, the City received one written letter as part of the record.

Rockwool has been issued a horizontal building permit for site work by Ranson and site work has started. Rockwool has not submitted its vertical building permit at this time and the City has not issued it. The purpose of the building permit is to ensure that the vertical building meets all the requirements of the State Building Code and that Rockwool has all of its required permits from other pertinent federal, state and local agencies and utilities.

Many of the concerns reported in the news media center around Rockwool’s Clean Air permit. The City of Ranson does not have jurisdiction over air permits issued by the West Virginia Department of Environmental Protection and/or the United States Environmental Protection Agency. Ranson simply requires that any required permits for any project to be submitted prior to issuance of a vertical building permit and construction. Rockwool obtained its Clean Air permit from the West Virginia Department of Environmental Protection (WV DEP) on April 30, 2018, after meeting the requirements set forth by the Federal Clean Air Act as adopted by WV DEP. This included the submission of emissions data and the identification of the Best Achievable Control Technologies (BACT) that will be used to keep emissions below federal and state limits. Permitting under the Federal Clean Air Act is handled by the WV DEP. Prior to obtaining its air permit April 30, 2018, the WV DEP found that Rockwool had complied with all public notice and public comment periods required by the statute.

The City of Ranson will continue to encourage Rockwool to continue its engagement and sharing of information with the community as it proceeds through the construction process.

Ranson Approval Timeline and Public Meetings Timeline

March 26, 2012 – Planning Commission holds public hearing for Zoning Amendment for Jefferson Orchards. Zoning to Smart Code New Community PC Resolution #12-10 sent to Council for 2 readings.

March 26, 2012 – Planning Commission holds public hearing for Land Development Plan and Plat (LDPP) for Jefferson Orchards. Community Plan PC Resolution #12-13 pending zoning approval.

June 16, 2015 – North Port Station Feasibility Study

April 12, 2017 - Pre-application meeting

May 1, 2017 - Staff informed the Planning Commission that a site application for Jefferson Orchards is expected.

May 21, 2017 – Thrasher introduced as Rockwool’s site development engineer.

May 23, 2017: City met with DOH to discuss industrial access roadway and extension of North Port Boulevard

May 26, 2017 – Pre-Application Staff Comments on LDPP and Zoning shared with Gordon

June 5, 2017 - Staff brought forth a Special District Zoning workshop to the Planning Commission for code changes

June 19, 2017 – City Receives Sufficient Jefferson Orchards LDPP and Zoning Application

June 30, 2017 – Pre-Application Site Plan submitted to the City for Rockwool

July 5, 2017 – Final MOU Sent to the City

July 5, 2017 – Press release for Rockwool

July 6, 2017 – LDPP found to be Sufficient by City

July 10, 2017 – Public Hearing for Zoning Text Changes. Andy Blake gave the Planning Commission a presentation about Roxul. The presentation included a description of the company, what they do, and the products that they make. Andy informed the Commission that at the next meeting there would be a rezoning packet and a land development plan and plat packet presented.

July 13, 2017 – Staff Report for Jefferson Orchards petition issued

July 18, 2017 – City Council adopts Ordinance #2017-301 - 1st READING of an Ordinance of the City Council of Ranson, West Virginia, Amending the City of Ranson Municipal Code, Chapter 19A, Article 3, Sec. 3.9 "Special Districts and Chapter 19A, Article 6, Sec. 6.1 "Special District"; and Tables 22, 23A and 23B of Chapter 19A.

City Council Adopts Resolution #2017-032 - A Resolution of the City Council of Ranson, West Virginia Authorizing the Mayor or His Designee to Execute a Memorandum of Understanding Between Roxul and the City of Ranson

City Council Adopts Resolution #2017-033 - A Resolution of the City Council of Ranson, West Virginia Authorizing the Mayor or His Designee to Execute a Payment in Lieu of Taxes Agreement Between Roxul USA and the City of Ranson.

City Council Adopts Resolution #2017-034 - A Resolution of the City Council of Ranson, West Virginia Authorizing the Mayor or His Designee to Execute a Resolution Approving Alternate Mainline Sewer Extension and Financing Agreement Between City of Ranson, a Municipal Corporation and Political Subdivision of the State of West Virginia, and/or its Successors/Assigns, and the West Virginia Water Development Authority at the Direction of the West Virginia Infrastructure and Jobs Development Council.

August 1, 2017 – City Council Adopts Ordinance #2017-301 - 2nd READING of an Ordinance of the City Council of Ranson, West Virginia, Amending the City of Ranson Municipal Code, Chapter 19A, Article 3, Sec. 3.9 "Special Districts and Chapter 19A, Article 6, Sec. 6.1 "Special District"; and Tables 22, 23A and 23B of Chapter 19A.

August 7, 2017 – Planning Commission holds public hearing. PC Resolution #17-10 sent to Council for 2 readings

August 7, 2017 - Planning Commission is presented with the Jefferson Orchards LDPP and it is voted on and passed unanimously. PC Res-17-11- Jefferson Orchards LDPP

August 15, 2017 – Council Adopts Ordinance #2017-302 - 1st READING of an Ordinance Amending and ReEnacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code 19-20 and Chapter 19A, Article 1: "Jefferson Orchards" Reallocating Transect Districts (District 8, Tax Map 12, Parcel 1)

August 17, 2017 – Thrasher Submits Site Plan Application

August 18, 2017 First transmittal to the reviewing team

August 25, 2017 – Roxul Site Plan Sufficiency Letter Issued

September 5, 2017 – City Council Adopts Ordinance #2017-302 - 2nd READING of an Ordinance Amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code 19-20 and Chapter 19A, Article 1: "Jefferson Orchards" Reallocating Transect Districts (District 8, Tax Map 12, Parcel 1).

September 5, 2017 – City Council Adopts Resolution #2017-044 - A Resolution of the City Council of Ranson, West Virginia Stating the Reasonable Expectation of the City of Ranson to be Reimbursed for Expenditures in Connection with the Engineering, Planning, Permitting, Construction, Improvement and Equipping of Water, Sanitary Sewer, Street Access and Construction and Related Infrastructure and Related Facilities for use by Roxul made prior

to the Issuance of Financial Commitments by the West Virginia Infrastructure Council and West Virginia Division of Highways and Taking Other Actions in Connection with Said Funds

September 5, 2017 – City Council Adopts Resolution #2017-045 - A Resolution of the City Council of Ranson, West Virginia Authorizing the Mayor or His Designee to Negotiate and Execute a Master Agreement with Toole Design Group for Engineering Services.

September 5, 2017 1st Staff Report Issued

September 7, 2017 – Subdivision Plat Application submitted to the City

September 8, 2017 2nd Site Plan Submitted

September 11, 2017 - Community Development update/discussion about the Roxul project

September 19, 2017 – Subdivision Plat Application submitted to the City

September 26, 2017 – Staff report for Subdivision Plat Application provided to Gordon

September 27, 2017 3rd Site Plan Submitted

October 4, 2017 - Staff report for Subdivision Plat Application provided to Gordon

October 6, 2017 2nd Staff Report Issued

October 10, 2017 – Final Plat or Recordation Transmitted to the City

October 18, 2017 The Planning Commission unanimously approved the Roxul Site Plan

PC Res- 17-13 Roxul Site Plan

October 19, 2017 – City Receives DEP Issued General Permit

October 25, 2017 4th Site Plan Submitted

October 27, 2017 – Roxul Submits Site Development Building Permit Application

October 30, 2017 – Site Development Building Permit Application issued with Conditions of Approval. Permit 17-250 issued on 11/1/2017. Permit allows for site disturbance: sediment and erosion control, clearing, rough grading, initial phases of stormwater system

November 9, 2017 3rd Staff Report Issued for Site Plan

November 15, 2017 – Permits Submitted for 2 Temporary Construction Trailers Permits 17-271 and 17-272

November 17, 2017 – Permits Issued for 2 Temporary Construction Trailers Permits 17-271 and 17-272

January 22, 2018 5th Site Plan Submittal for Site Plan

February 9, 2018 4th Staff Report Issued for Site Plan

March 3, 2018 6th Site Plan Submittal

March 21, 2018 5th Staff Report Issued for Site Plan

April 23, 2018 Changes to the site plan were submitted

April 27, 2018 6th Staff Report Issued approving site plan

May 3, 2018 – Hard Copies of Approved Final Site Plan Received. New Permit Card Issued – all conditions of approval removed

May 7, 2018 - The Planning Commission unanimously passed the Rockwool Site Plan changes presented

PC Res-18-03 Rockwool Site Plan

June 27, 2018 – County Addressing Office assigns property address: 665 NORTHPORT AVE