

Effingham Railroad

Expansion of Track =
Expansion of Services

The New Year is kicking off with a bang at Effingham Railroad. We have recently added track to accommodate additional car storage as well as expanded our facilities available for transloading from rail to truck and truck to rail. The railroad already has several clients taking advantage of our new transload sites. These clients are interchanging several times daily with the CN and once daily with the CSX on their St. Louis-New York main line.

And, we are not done. Before spring we are building additional transload track that will be accessible for loading on both sides of the car. Charlie Barenfanger, President of the Effingham Railroad states, "We are excited to be able to better serve our rail customers and look forward to speaking to potential clients about how they can utilize our new track!"

Effingham Railroad, an affiliate company of Agracel, Inc., is

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Agracel Acquires CyberMetrix Facility in Columbus, Indiana

Agracel recently purchased the 145,153 SF CyberMetrix, Inc. facility in Columbus, Indiana. The facility sits on 7.18 acres. As part of the acquisition, Agracel negotiated a new long term master lease with CyberMetrix, Inc.

Hoosier Tool & Die, Inc. and Cummins, Inc. sublease space in the facility from CyberMetrix.

Since 1992, CyberMetrix has empowered engineers and scientists to simulate, model, design and test state-of-the-art engines and power systems. New advancements in modular hardware and flexible software enable deployment and support of their technology worldwide. Their range of test equipment offerings covers small component test rigs to



large scale engine development centers. CyberMetrix laboratory provides testing services for engines, engine components, and emissions systems. CyberMetrix facility engineering provides design and construction management for testing facilities.

Throughout our due diligence process, we became more and more impressed with the capabilities of this company. Cybermetrix offers an impressive line-up of testing and engineering services to the automotive industry, including:

- Superior Product Testing Systems where factors such as performance, reliability, endurance and emissions control is critical. They deliver simple bench-test systems to complex, large-scale test systems used in very large corporations. Many of these

systems are fully automated to insure maximum utilization from R&D resources.

- Cost Effective Engineering Solutions in test cell and test facility design and upgrades. Their approach is to empower the customer and provide systems that are flexible and upgradeable. They integrate technologies from a variety of sources to provide a system that is right for the organization.

- Data Management Systems that ensure the results of the company's testing are understood, securely stored and easily accessible. CyberMetrix provides automated post-processing of test data, system integration and database services to link with a company's existing network and ensures that product

information is available where needed.

- Turn-key Test Systems delivered and supported anywhere in the world. The use of modular or containerized test cells is not new, but CyberMetrix provides designs that integrate seamlessly with existing hardware systems and global networks to insure data integrity between disbursed R&D centers.

We are thrilled to add CyberMetrix, Inc. to our client portfolio. For more information visit them on the web at www.cybermetrix.com.



Community Profile: Columbus, Indiana

In May of 1820, General John Tipton, along with Lt. Col. Joseph Bartholomew, rode to the county on horseback to view the area that would become Bartholomew County. General Tipton, also an Indiana State Representative, purchased several parcels of land and built a log cabin on a hill overlooking the White River. The town was initially named Tiptonia in honor of Tipton, but in March of 1821, the town was renamed Columbus in honor of the explorer, Christopher Columbus.

Today, Columbus is home to more than 45,000 residents, while Bartholomew County boasts over 77,000 residents. Columbus is located just 45 miles south of Indianapolis and 55 miles north of Louisville, Kentucky. Interstate 65, from Indianapolis to Louisville, and U.S. Highway 31 lie adjacent to the city while Indiana State Highway 46 runs through the heart of Columbus. The first railroad came to the city in 1844, and the Louisville & Indiana Railroad still serves the area. Columbus is a regional economic hub for healthcare services and is home to more than 200 healthcare and related practices and firms, employing over 4,000 employees.



Because of a unique partnership between private institutions, public entities, and community leaders, Columbus became known for its architecture. In 1957, J. Irwin Miller, CEO of Cummins Inc., through the Cummins Engine Foundation, offered to pay the architect's fee for any new public building and churches, provided the client selected a firm from a list provided by Miller. Today, there are at least

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Agracel Welcomes Silgan Plastics to Portfolio

Agracel is thrilled to be adding a new client, Silgan Plastics, to our portfolio, with not one, but two, projects! Agracel has partnered with Silgan Plastics to develop a 75,000 SF build-to-suit warehousing facility in Flora, Illinois, and a 135,000 SF manufacturing, warehouse and distribution facility in the Borough of North East (Erie County), Pennsylvania.

Silgan Plastics has defined the plastic bottling industry for more than 50 years, from technical innovation to creative packaging solutions. As one of the top 10 blow molders in North America, Silgan supplies a broad range of products across numerous markets, including healthcare, food, personal care, and household/industrial use. Their client list reads like a Who's Who list of Fortune 500 companies, with such



names as Abbott Laboratories, Johnson & Johnson, General Mills, Kraft Foods, Unilever, and Chevron.

Once completed, the Flora facility will be under a long term lease agreement. The City of Flora has provided a significant investment in the project with land and infrastructure

improvements. The project should be completed by May 2015. AKRA Builders from Teutopolis, Illinois, is the general contractor for the project.

The North East project will provide Silgan convenient access to their nearby customers in the region.

The company plans on making a significant investment at its new location and is also expecting to add 30 new jobs over the next three years. Silgan will be

leasing the facility from Agracel on a long term agreement. McCormick Structural Systems, Inc. out of Erie, Pennsylvania is the general contractor on

the facility. This project is expected to be complete by August 2015.



"We are excited to be back in the Flora industrial market after a brief absence," stated Dean Bingham, President and COO for Agracel. "Silgan Plastics has a long history in Flora. The project in Erie County came as a direct result of our work with Silgan in Flora. We look forward to our partnership with Silgan Plastics in both Flora and Erie County."

Learn more about Silgan Plastics by visiting www.silganplastics.com.

Covering Your World



Jim Moore has been selected as the Chief Executive Officer of the Myrtle Beach Regional Economic Development Corporation in Horry County, South Carolina. Congratulations Jim!



Christopher Chung has been named CEO of the Economic Development Partnership of North Carolina (EDPNC). The EDPNC oversees the state's efforts in business and job recruit-

ment and retention, international trade, tourism, film and sports business development. Congratulations Christopher!



Scott Darnell has taken over as President and CEO of Paducah Economic Development (PED) in Paducah, Kentucky. PED is a public/private partnership serving Paducah and McCracken County, Kentucky. Congratulations Scott!



Daniel Webb

Mark Keller

Agracel welcomes Mark Keller as Construction Manager

We are thrilled to announce the addition of Mark Keller to Team Agracel. Mark is based out of our corporate office in Effingham but will travel to oversee all Agracel construction projects.

Mark's duties as Construction Manager will include creating, building, and maintaining contractor relationships; coordinating, reviewing, and negotiating all construction contracts and change orders; overseeing all aspects of construction projects including construction activities, site-work, and safety requirements. Mark will also work alongside our facilities department to maintain our

existing portfolio and collaborate with existing clients to manage and oversee expansion projects.

Mark comes to Agracel with 10 years' experience in transportation, water resources, and site development civil engineering. He has a vast understanding of the wide range of civil engineering projects. He is a Registered Engineer in Illinois, Missouri, and Alabama, and is a registered Land Surveyor in Training through the State of Illinois. Mark also has his LEED®AP accreditation.

In Mark's previous role as a Project Engineer with Civil Design Inc., a

firm located in St. Louis, Missouri, he had a long list of impressive clients including the Missouri Department of Transportation, Bartlett & West, URS Corporation, Cochran, Crawford, Bunte and Brammier, EFK Moen, and Ameren.

His professional affiliations include the American Society of Civil Engineers, Rotary, and the U.S. Green Building Council. He has his B.S. in Civil Engineering from Southern Illinois University-Edwardsville. Mark is also very active in his family's grain and livestock operations. He is married with three young children. Welcome Mark!

Agracel opens office in Nashville, Tennessee

In late 2014 Agracel established a satellite office in Middle Tennessee to service both Kentucky and Tennessee. As Agracel continues to grow, we look at which states offer similar attributes to the other areas in which we currently hold our portfolio. Both Kentucky and Tennessee exemplify the "Agracel" type of market. Over the past several years we have been successful in a small number of projects in the region and decided it was time we put feet on the ground to expand our footprint.

We are beyond impressed with the progressive nature of the two states, the communities within, as well as, the utility companies who serve the area. Our existing relationships with all of the above entities have served us well. We look forward to growing those relationships and forging new partnerships.

We are very fortunate to have Daniel Webb on board with Team Agracel to run our Nashville centered operations. Daniel has been involved in economic development the last seven years, serving as CEO for the Lawrence County Chamber of Commerce and economic development for the last four years. Daniel has recruited new industry and facilitated the expansion

of current industry in Lawrence County with such companies as TFT, Dura Automotive, Bertolini Manufacturing, and Precision Laser. Along with the aforementioned accomplishments he has also assisted in industrial site development and certification along with the approval and creation process of Lawrence County's first spec building.

Daniel has a B.B.A. in Finance from Middle Tennessee State University and is a member of the Tennessee Chamber of Commerce Executives and the Nashville Tennessee Chamber of Commerce Institute. He has additional philanthropic and professional affiliations that include being a member of the Southern Economic Development Council, Vice President of the Lawrenceburg Main Street Association, Tennessee Economic Partnership member, and a mentor for the I AM 4 Kids mentoring program. Daniel is married with two small children. If you would like to contact Daniel, his cell is 931.629.0606 or email: dwebb@agracel.com. Welcome Daniel!

Columbus, IN cont.

60 architectural or historically significant buildings or public art pieces, including work by I.M. Pei, Dale Chihuly, Eliel and Eero Saarinen, and Harry Weese. The city has received numerous awards and recognition for its architecture, which earned the city its nickname, "Athens of the Prairie."

Columbus is home to numerous manufacturers, with Cummins, Inc. by far the largest with more than 8,000 employees working relentlessly to provide cutting-edge solutions to producing cleaner-running diesel engines. Other manufacturers calling Columbus home are Faurecia Emissions Control Technologies, NTN Driveshaft, Inc., and Toyota Industrial Equipment. With an estimated 31.0 mechanical engineers per thousand workers, Columbus has the highest concentration of mechanical engineers in the nation, and the community boasts three times the national average for all types of engineers.

Agracel is excited to announce that we have entered the Columbus industrial market. In late 2014, Agracel purchased the 145,153 SF CyberMetrix, Inc. facility which is home to CyberMetrix' Corporate Office and Tech Center. The company provides testing services for engines, engine components and emissions systems.

To learn more about Columbus, visit www.columbus.in.gov.

Effingham Railroad cont.

a shortline railroad located in Effingham, Illinois with neutral access to both the CSX and CN rail lines.

To learn more about Effingham Railroad visit www.efrr.com.

Agracel's Mission Statement

To be the premier provider of development services to Agurb® communities, facilitating and retaining manufacturing and hi-tech jobs, resulting in a strong portfolio of buildings, thus creating long-term value for our stakeholders.

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The Jung Companies

Jung Truck Service began in 1977 when Donald and Phyllis Jung bought a two-truck less-than-truckload (LTL) carrier. As the business grew and evolved, their customers expressed a need for their type of personal family-oriented service in the intermodal and truckload markets. In 2000, sons Bruce and Jon, purchased the business and added warehousing operations (Jung Warehousing Inc.) and truck brokerage services (Jung Logistics Inc.) to create a complete transportation offering to their customers.

The Jung Companies is headquartered in Mascoutah, Illinois, just 20 miles east of St. Louis, Missouri. They offer domestic and international intermodal drayage services in Illinois, Iowa, Missouri, Indiana, and Kentucky, and provide truckload services throughout the Midwest. Jung Warehousing presently has two locations to fulfill the needs of their customers: Mascoutah, Illinois and Mt. Vernon, Illinois.



With their growing needs, The Jung Companies sought additional space in Mt. Vernon. Agracel's Mt. Vernon Industrial Building fit the needs that Jung desired. An intermediate term lease was agreed to and some minor build out was completed. Agracel is able to provide the flexibility to Jung to increase their space requirements as their business continues to grow in the Mt. Vernon area.



The Jung Companies' mission is to provide the best transportation, warehousing and logistical services possible by making their customers' needs their number one priority. We at Agracel are happy to be able to help Jung achieve their mission.

For more information on The Jung Companies, visit www.jungtruck.com.

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