

SITE PROPOSAL FOR CSX TUSKEGEE RESOURCE



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Websites

www.madeinmacon.com
[CSX Select Site Page](#)

Lumber/Saw-Timber Site
Forest Products Site 2021

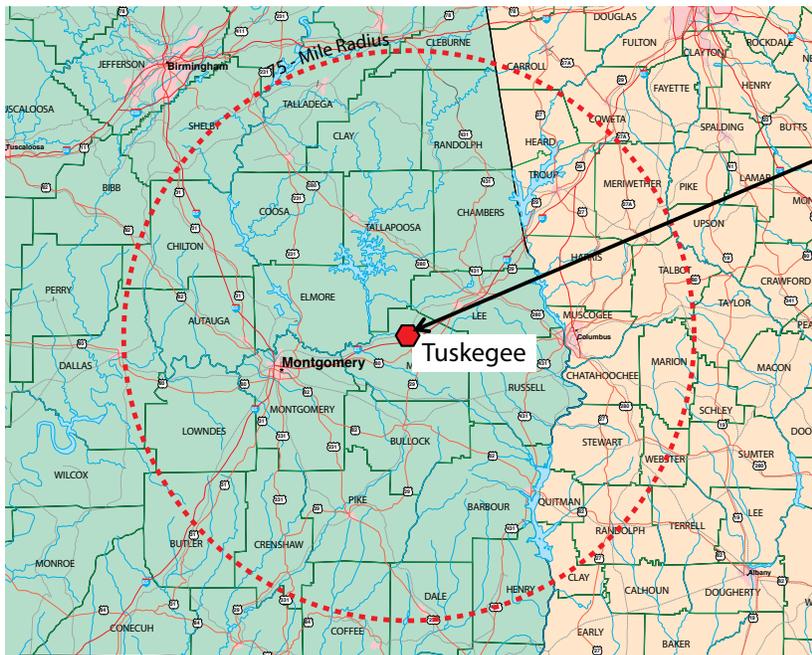
ONE OF THE SOUTHEAST USA'S FINEST, MOST SHOVEL-READY SITES FOR FOREST PRODUCTS

- ◇ The CSX Select Site near **Tuskegee, Alabama on Interstate 85** sits in one of the most abundant wood baskets of saw timber in Alabama.
- ◇ Sitting **aside CSX's Mainline** and **1/2 mile to Exit 38 on I-85**, this forest products site is ready to go.
- ◇ The Macon County Economic Development Authority recently commissioned forest expert, Ken Muehlenfeld, of K.J. Muehlenfeld & Associates, who completed a [Forest Resource Study](#), please see highlights from the study on [page 3](#).
- ◇ This premier site has already been visited and **vetted by several major forest products companies** with favorable feedback.
- ◇ The site is fully immersed and supported by **utility companies, CSX** and the **Alabama Department of Commerce**.
- ◇ The site qualifies for **New Market Tax Credits** and sits within a **Qualified Opportunity Zone**.
- ◇ Company principals and employees can benefit from the **Auburn-Opelika** and **Montgomery MSA**.
- ◇ Two Land Grant universities with forestry units, **Tuskegee University** and **Auburn University** are 15 minutes away.
- ◇ Labor shed data suggests **ample labor** for new production. View [Industry Report](#) and [Workforce Report](#).
- ◇ 1-1/2 hours to Atlanta's **Hartsfield-Jackson Airport**.
- ◇ 285 miles to **Port of Mobile**, served by **CSX Railroad**.



FOREST RESOURCE STUDY SUMMARY - TUSKEGEE AREA

(Full study can be found [here.](#))



The study area is defined as the land area with a 75-mile radius of Tuskegee, Alabama in Macon County. The area encompasses a total of 11.3 million acres, and includes all, or part, of 27 Alabama counties and 16 Georgia counties.

Specifically the focus of this hypothetical procurement circle is identified as:

Latitude = 32.4831

Longitude = -85.6996

75-Mile Radius of CSX Select Site

-  There is a sustainable supply of pine timber available for new manufacturing capacity, which is estimated to be nearly 5 million green tons annually. Over 70% of this annually available volume is sawtimber.
-  The pine inventory has been consistently expanding over the past twenty years, and the current inventory of 247 million green tons is 83% larger than in the year 2000. The sawtimber component has grown even faster, more than doubling during that same period.
-  There are 8.3 million acres of timberland in the study area, representing almost 74% of the total land area. Slightly more than 94% of these timberlands are in private ownership, providing favorable access to timber for industrial purposes.
-  The pine inventory is in a healthy condition with a good distribution throughout the age classes and tree diameter classes. The average age and diameter of pine trees has been slowly increasing over time, providing an increasingly favorable resource for lumber production.
-  The 10-year price trend for pine sawtimber has been slightly downward. Given the persistent oversupply of pine growth relative to pine harvests, no significant price pressures are expected for the foreseeable future.



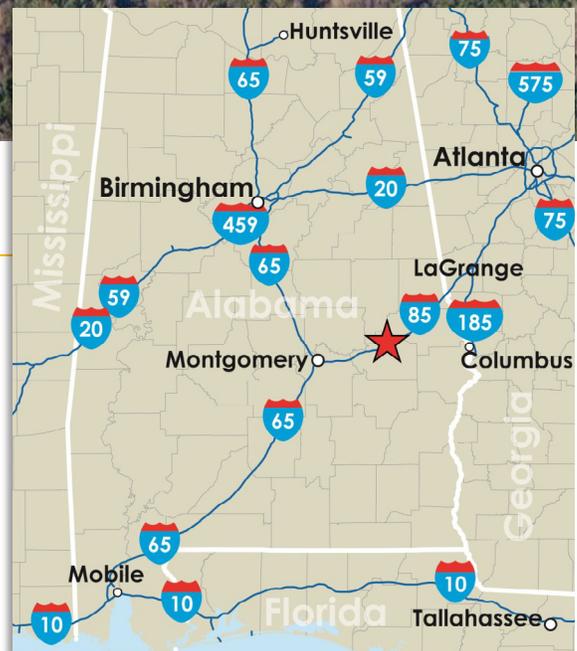
Macon County I-85 Site

Alabama Highway 81
Tuskegee/Notasulga, Macon County, Alabama



PROPERTY DETAILS

- 277 available acres, shovel-ready in 2021
- No zoning necessary
- Adjacent to Alabama Highway 81
- 0.7 miles from Interstate 85
- CSX mainline rail frontage
- Flat topography, currently a sod farm
- \$25,000 per acre



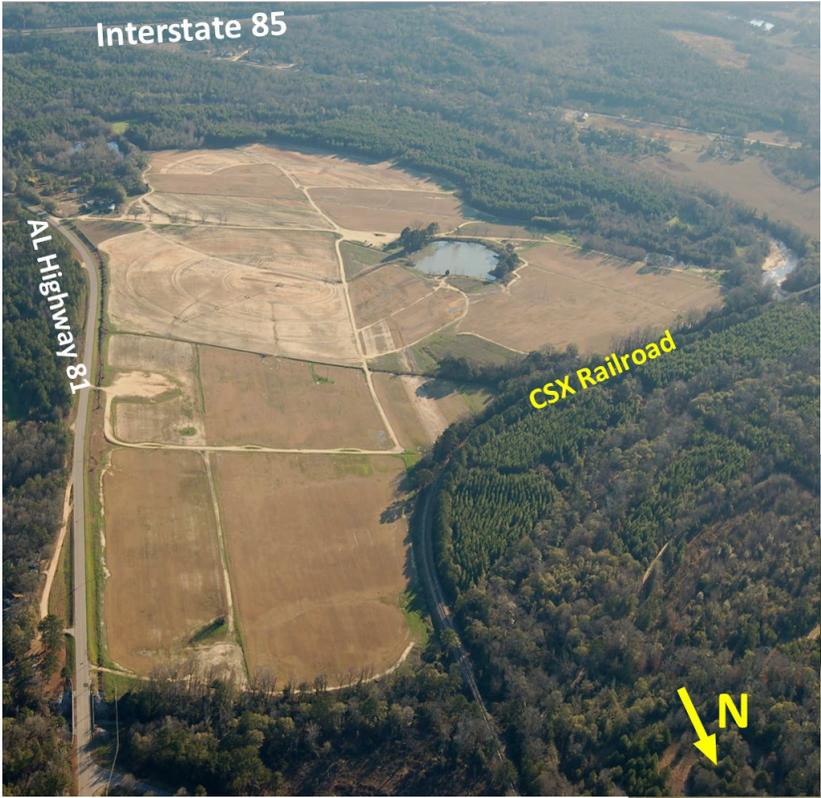
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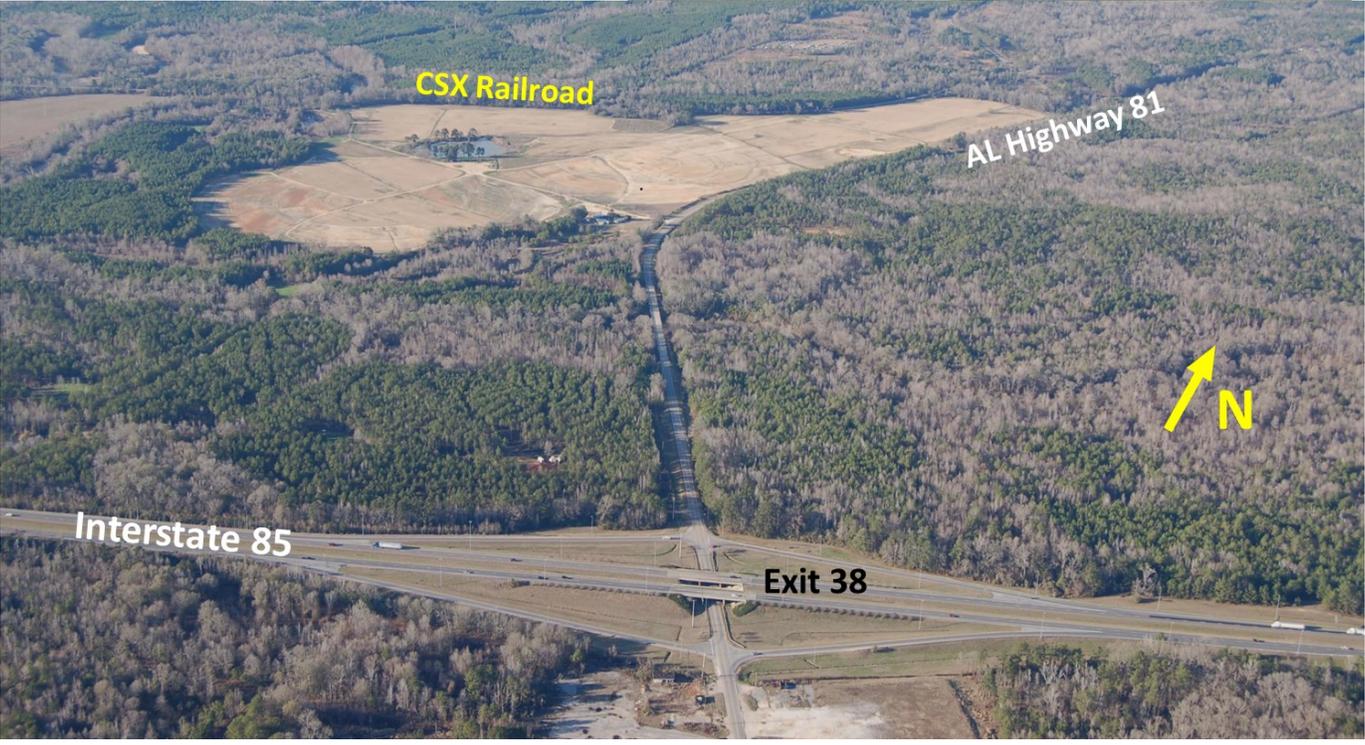
Macon County I-85 Site

Alabama Highway 81
Tuskegee/Notasulga, Macon County, Alabama

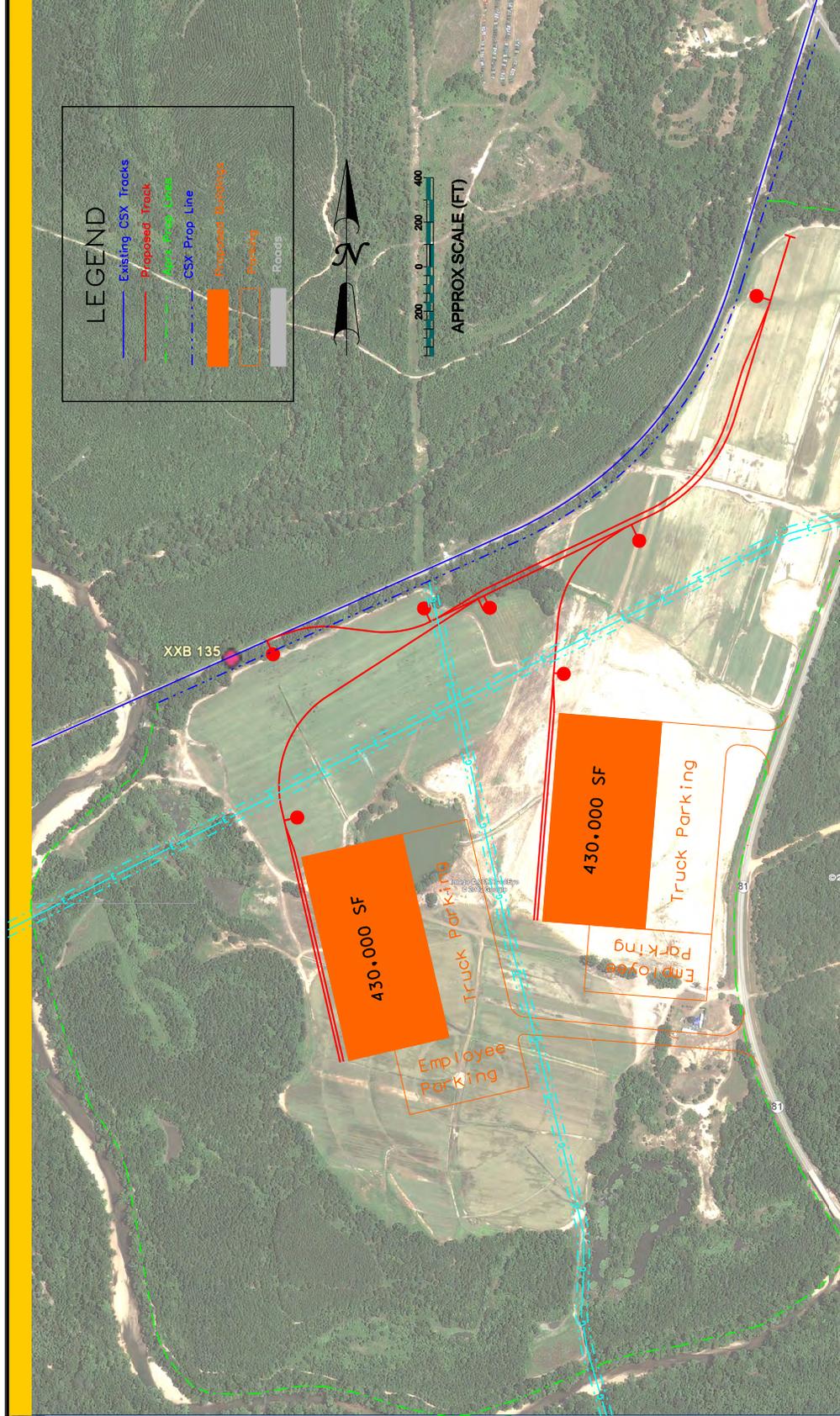


UTILITIES

- **Dixie Electric Cooperative:**
13.2 kV, 46 kV and 115 kV electric lines on-site
- **Southern Natural Gas:**
6-inch natural gas line on-site
- **Utilities Board of Tuskegee:**
6-inch water line adjacent to site
- **Utilities Board of Tuskegee:**
24-inch wastewater line 2,000 feet from site



Macon County I-85 Site — Conceptual Rail Layout



Proposed Sidetrack to Serve
 Macon County I-85 Site
 Macon County, Tuskegee, Alabama

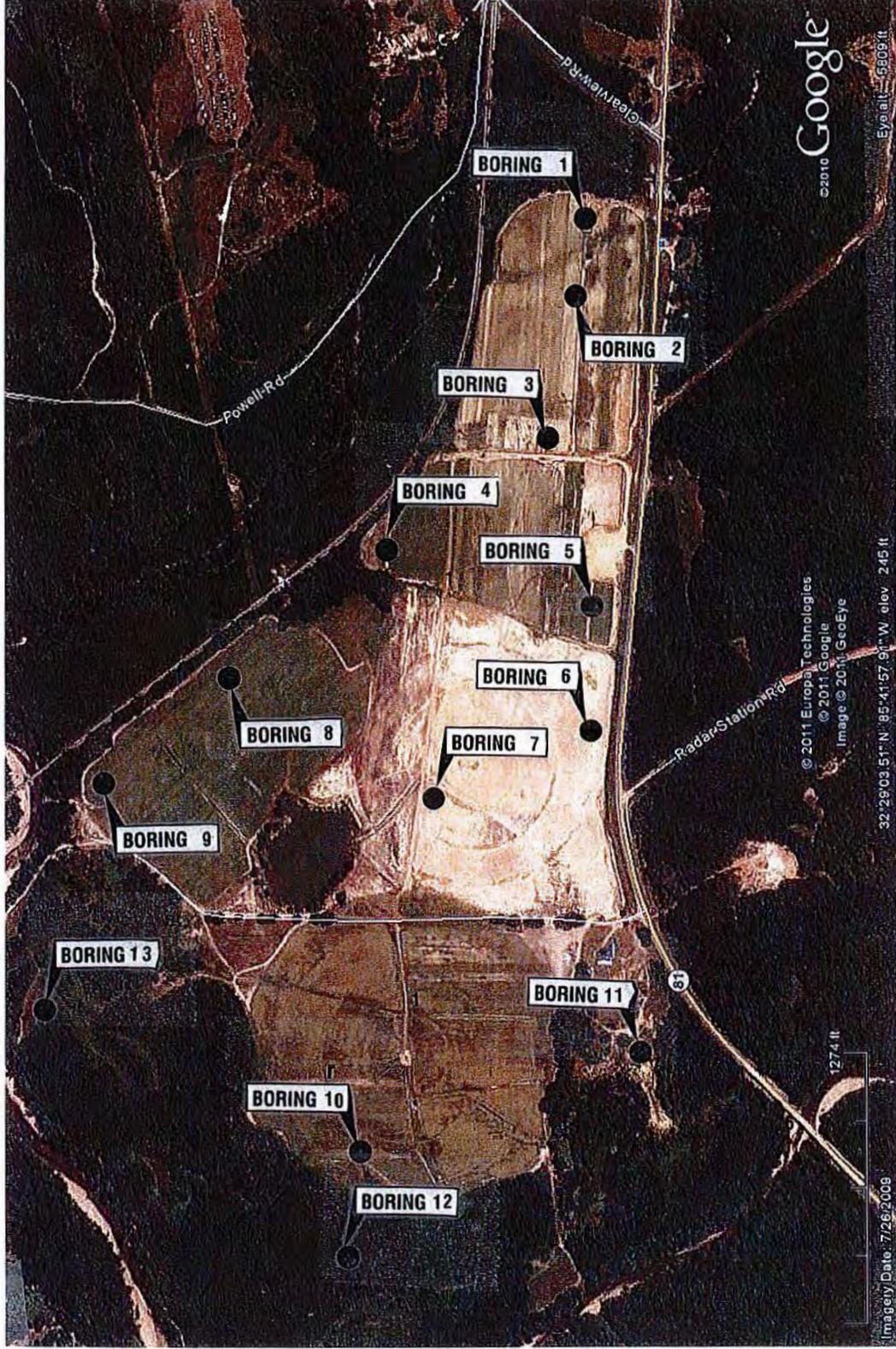


CSX Regional Development	MP: XXB135	Dwg#: A-3278
Drawn: JEM	Date: 4/23/13	

Preliminary Concept. This exhibit is intended as a topic of discussion and planning. See CSX Standard Specifications for Design and Construction of Private Sidetracks.

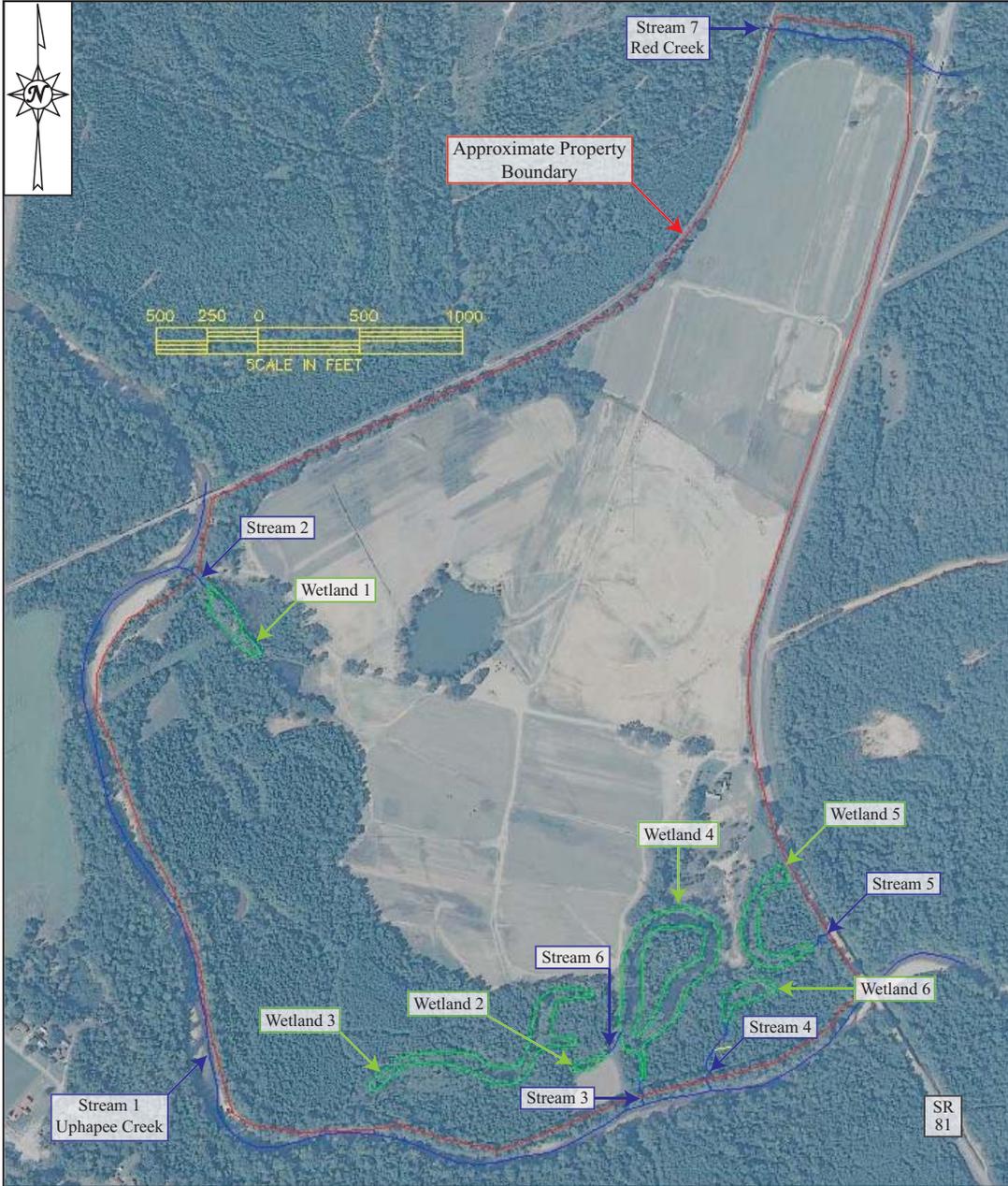
Macon County I-85 Site — Geotechnical Boring Locations

View details and full report [here](#).



Macon County I-85 Site — Wetland & Endangered Species

View details and full report [here](#).



Preliminary Wetland and Stream Evaluation
Beck's Turf Farm No. 5
Macon County, Alabama
Note: Wetland boundaries and stream locations are approximate and should be used for planning purposes only.

BioResources, LLC
2124 Moores Mill Road, Suite 210 (334) 821-5707
Auburn, Alabama 36830 www.bioreourcesllc.net

About Macon County

LOCATION



- ◇ Located 40 miles east of Alabama’s capital city, Montgomery, and a short commute from Auburn University, Tuskegee retains the charm of small-town America.
- ◇ Atlanta International Airport is 1 hour 45 minutes from site with direct flights to all major cities.
- ◇ The sites are located next to Interstate 85, providing easy access to surrounding counties along with favorable transportation logistics and commute times to site.
- ◇ 19 golf courses are within 50-mile radius of each site.
- ◇ 32 universities are within 50-mile radius of each site.

About Macon County

Made in Macon is a brand that has stood the test of time.

Made in Macon encompasses a diversity of people, projects, industries and products including:

AGRICULTURE

Blessed with an abundance of land and nutrient rich soil, agricultural products consist of...

Award-Winning Wines

Whippoorwill Vineyards started with a dream. A hard-working Macon County family owned a large tract of land they wanted to convert to a revenue-generating business. After Tim Watkins read an article in Progressive Farmer's magazine, the idea for a winery evolved into what the family now calls "our little piece of heaven on earth."



<http://www.whippoorwillvineyards.com/about.htm>



AGRICULTURE

Outstanding Commercial & Residential Turf Grass

Tucked in a cocoon of nature along County Road 53 in Macon County, Beck's Turf Farm is blessed with the right conditions to thrive. The soil at the 1,000-acre property is sandy clay loam. In addition to cultivating a variety of high quality turf grass such as Meyer Zoysia, Emerald Zoysia, Centipede and Tifway 419 Bermuda, the grounds also include a nursery that produces nut and fruit bearing trees as well as a lodge with hunting and fishing.

<https://becksturf.com>



Impressive Agricultural Economic Impact

- ◇ 116,655 Acres of Farmland in Macon County
- ◇ 320,012 Acres of Timberland in Macon County
- ◇ \$620.6 Million in Economic Activity

*Source — Alabama Cooperative Extension System (ACES)



ENTREPRENEURIAL SPIRIT

Energy H2O

Moses Weaver has a unique position in the \$9 billion bottled U.S. water industry. His family owns property in Macon County that has an artesian spring deep underground. This natural phenomenon blessed them with an endless supply of healthy, clean water.

Their water is sourced from one of the Earth's purest aquifers, contained in sedimentary geologic formations deposited during the Cretaceous Period, which occurred between 66 and 145 million years ago. Today, this water is the foundation of a bottled water business named Energy H2O.

<https://naturesh2o.com>



Fibblast

Fiberglass manufacturer, which is located in Macon County, ships architectural fiberglass construction accessories like columns and cornices to major clients such as universities and justice centers in more than 26 states each year.



ENTREPRENEURIAL SPIRIT

Hanon Systems

Korean-owned Hanon Systems (formerly Halla) develops and produces high quality air-conditioning and heating systems for vehicles, driven by the innovation of the company's proprietary technology. This Tier One Auto Manufacturer employs more than 600 workers and is one of Macon County's largest employers.

<http://hanonsystems.com/En/Company>



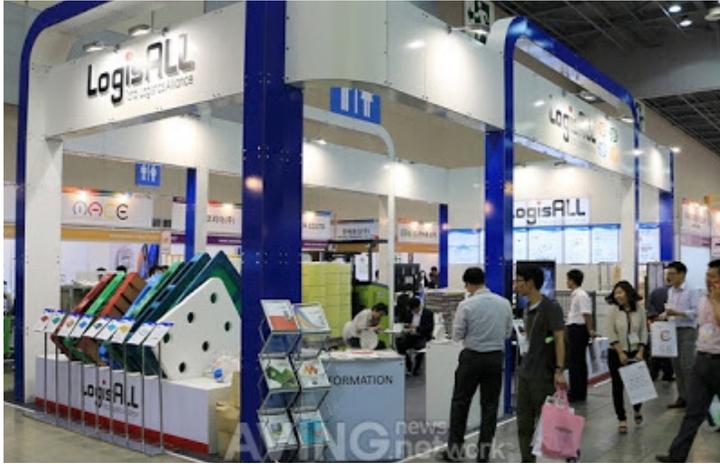
ENTREPRENEURIAL SPIRIT

LogisAll

Korean-owned LogisAll invested \$4 million in its new facility, which is equipped to inventory and distribute auto parts and components along the I-85 auto production corridor, anchored by the Hyundai and Kia assembly plants. LogisAll has a new, 40,000-square-foot facility off Exit 22 in Shorter, a community in Macon County.

<http://www.madeinalabama.com/2015/10/korean-logistics-company-logisall/>

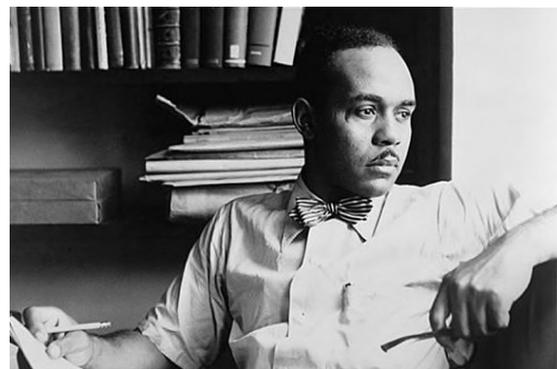
<http://www.logisall.com.vn>



HISTORY



- ◇ Tuskegee is located in Macon County. This city, along with Tuskegee University, has made historic contributions that resonate throughout the nation and reverberate around the world.
- ◇ Booker T. Washington founded Tuskegee Institute, which is now Tuskegee University.
- ◇ George Washington Carver saved the Southern U.S. economy with his innovative concepts concerning agricultural farm science.
- ◇ Macon had a profound influence on the Harlem Renaissance through gifted writers that shed light on the African-American experience and brought new global respect for American literature.
- ◇ Author Ralph Ellison was educated at Tuskegee University.



HISTORY

- ◆ Author Zora Neale Hurston, was born in Notasulga, a small town in Macon County.



Writers: Zora Neale Hurston

- Zora Neale Hurston is considered one of the pre-eminent writers of twentieth-century African-American literature. Hurston was closely associated with the Harlem Renaissance and has influenced such writers as Ralph Ellison, Toni Morrison, Gayle Jones, Alice Walker, and Toni Cade Bambara.



- ◆ The Tuskegee Airmen trained in Tuskegee at Moton Field and changed the perception of courage and valor during World War II.



- ◆ A small band that named itself The Commodores, originated at then-Tuskegee Institute and emerged as one of Motown’s greatest R&B acts ever. This group, with its legendary front man Lionel Richie, was Made in Macon.



ART

- ◇ Tuskegee’s own Artist-In-Residence, Dr. Ronald McDowell is renowned as the “Michelangelo of This Generation” due to his mastery of the arts.
- ◇ With more than 10,000 original works, he is prolific and versatile. He is skilled in every medium including painting, illustrating and sculpting and his artworks are museum quality.
- ◇ Cities, counties, national parks, state parks, universities and major institutions trust him to artistically interpret their most sacred and iconic subjects.



EDUCATION

- ◇ Tuskegee University and nearby Auburn University combine for over 6,500 engineering students and 200 PhD engineering faculty within 20 minutes of Moton Field.
- ◇ Under the leadership of superintendent Dr. Jacqueline Brooks, Macon County Schools offer STEM courses that are a pipeline to college engineering majors or careers in today's work world.
- ◇ Apple CEO Tim Cook enhanced the learning environment for Macon County Schools by donating iPads to every student through the ConnectED program.
- ◇ There are programs that focus on robotics, pneumatics and hydraulics to equip students with skills in the aviation and automotive industries.



CELEBRITIES – MADE IN MACON



Radio personality **Tom Joyner** was born and raised in Tuskegee. He rose to fame as the host of the nation's #1 syndicated urban morning show, which airs in more than 105 markets reaching nearly 8 million listeners. His brand distinguished itself over the years by continuously giving back to its audience through \$65 million in philanthropic giving to support 29,000 students attending Historically Black Colleges and Universities (HBCU).



Good Morning America news anchor, **Robin Roberts** was born in Tuskegee. The daughter of a Tuskegee Airmen pilot, Roberts was an athlete before she became a journalist. Beloved by the Good Morning America audience, people rallied around her when she experienced breast cancer. They stood with her when she had a bone marrow transplant. On the day she announced on-air that she was sick with myelodysplastic syndrome, the website for “Be the Match”, a nonprofit organization that keeps a national bone marrow donation registry, experienced a 1,800 per cent spike in donors.



Lionel Richie, superstar singer and songwriter, was born and raised in Tuskegee. He grew up at the Tuskegee Institute (now Tuskegee University), where two generations of his family were employed, including his grandfather, who worked with Booker T. Washington. Richie and Michael Jackson co-wrote the history-making “We Are the World” as a fundraising mechanism to relieve famine-stricken Ethiopia. The song held the #1 spot for four weeks and raised \$50 million. In 2012, he produced an album entitled “Tuskegee” that was a chart-topping success. Richie will be a judge on the revived American Idol show set to air on ABC.

CELEBRITIES – MADE IN MACON



Lonnie Johnson earned a Bachelors degree in Mechanical Engineering and a Masters degree in nuclear engineering, both from Tuskegee University. He worked for the U.S. Air Force and NASA space program. He invented the popular Super Soaker water gun, which has generated more than \$1 billion in sales and is consistently ranked among the world's top 20 best-selling toys.



Alice Coachman graduated from Tuskegee Institute. She won national championships in the 50-meter dash, the 100-meter dash and with the 400-meter relay team as a student at the Tuskegee Institute. During the same period, Coachman won three conference championships playing as a guard on the Tuskegee women's basketball team. Despite being in her prime, Coachman was unable to compete in the 1940 and 1944 Olympic Games as they were cancelled because of World War II. In the opinion of sportswriter Eric Williams, "Had she competed in those canceled Olympics, we would probably be talking about her as the number one female athlete of all time."

(This is a small sample of the great people who are part of the **Made In Macon** story).

