

From: [Andy Blake](#)
To: [Susan Henderson](#); [Edward Erfurt](#)
Cc: [Hazel Borys](#)
Subject: RE: Jefferson Orchards Zoning Classification Proposal [IWOV-Legal.FID60287]
Date: Thursday, May 10, 2018 8:45:00 AM

So the trick is to make this flexible enough that it is useful and realistic but not so micro planned that it is a waste. There needs to be a plan where the local and state development office knows what uses to pursue and where while also knowing what uses not to pursue. Some call it an industrial park. I cringe at that in a way. While the uses may include some advanced high tech industrial and manufacturing, it also could include high tech research and development and other mixes to serve the high tech and manufacturing hub. Manufacturing may be coming back to a certain extent and we have seen it around us with new places being built. On the other hand, manufacturing return could be a short term trend that's gone in 5 – 10 years. Who knows. I know that the current “block structure” set in 2012 for the Orchards would not work for this type of thinking. The state and local development office, course, would like a blank slate to work with where there are no restrictions. I don't think this is a smart idea.

From: Susan Henderson
Sent: Friday, May 4, 2018 3:42 PM
To: Edward Erfurt
Cc: Andy Blake ; Hazel Borys
Subject: Re: Jefferson Orchards Zoning Classification Proposal [IWOV-Legal.FID60287]

Hi Edward,

Good points all. I don't know of a ZVA or Gibbs equivalent for industrial but it's crucial not to over plan based on what's realistic. Both airports had their on analytics, and I don't know if they had consultants or produced them in house.

You're very right about the various characteristics of industry. Some are completely insular, and others combine white office or showroom, so are integrated in the community. That's why Centreport had three levels. I1 and I 2 both benefited from having a front of house, while I3 only integrated with transportation, i.e. rail and trucking.

We can reach out to Scott Bernstein to see if he knows of market specialists. He was on the Centreport team and is very interested in what he calls cargo-oriented development (COD).

Best,
Susan

Susan Henderson
<http://www.placemakers.com>

On May 4, 2018, at 12:23 PM, Edward Erfurt <eerfurt@ransonwv.us> wrote:

Susan

With your industrial work, did you have nay industrial market or permitting people included in the team. We are concerned about a couple of issues related to the validity of other users possible at this location. Our big concerns relate to feasibility, federal restrictions, and demand.

1. Market Study – we are in the dark as to how many users may be out there.

- a. Does the code need to be calibrated for 10-acre users or 1,000 acre users? We also have a peanut gallery willing to throw it all in for the next shiny thing that come by. As with a housing development, I think it is worth including some market research to understand the possible demand for this site.
 - b. What are these users looking for or want to be next to? In the Case of Rockwool, they are happy to be on a large island and do not need to interface with anyone. The lettuce site however do have a need to have a corporate office front. Other users may attract an office or retail front to house logistics, research and development, or sales.
2. Federal Permits – We are learning more and more about federal air permits. We understand that there is a limited amount of exhaust that can come out of a stack. We do not know if Rockwool has absorbed all of this, or if another manufacturer could be issued a permit at this location.

This planning effort will guide the next 20 years for the City. We want to make sure that we are not creating a vision for something that is not possible. We just do not know who the Zimmerman and Volk, Bob Gibbs, or Robert Charles Lessor, equivalents are for responsible industrial development planning.

Edward W. Erfurt IV
Assistant City Manager
Community Development

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[Ranson, WV 25438](#)
(o) 304-724-3861
(c) 304-283-2260
eerfurt@ransonwv.us

From: Susan Henderson <susan@placemakers.com>
Sent: Thursday, May 3, 2018 1:53 PM
To: Andy Blake <ABlake@ransonwv.us>
Cc: Edward Erfurt <eerfurt@ransonwv.us>
Subject: Re: Jefferson Orchards Zoning Classification Proposal [IWOV-Legal.FID60287]
Indeed. I would avoid that like the plague. There is no nuance.

On May 3, 2018, at 11:35 AM, Andy Blake <ABlake@ransonwv.us> wrote:

Ironically, further evidence that some assistance is probably going to be needed.

From: Mark Ralston <mrалston@fjrpllc.com>
Sent: Thursday, May 3, 2018 1:34 PM
To: Andy Blake <ABlake@ransonwv.us>; Edward Erfurt <eerfurt@ransonwv.us>
Cc: 'Ralston John (townes.ralston@gmail.com)' <townes.ralston@gmail.com>; Ronald Slonaker - Jefferson Orchards, Inc.

(rslonaker@frontiernet.net) <rslonaker@frontiernet.net>; 'Mark Dyck
(mdyck@gordon.us.com)' <mdyck@gordon.us.com>;
'jeffhaymaker@gmail.com' <jeffhaymaker@gmail.com>

Subject: Jefferson Orchards Zoning Classification Proposal [IWOV-
Legal.FID60287]

Andy and Edward:

Per our previous discussions, we have prepared the attached proposed zoning classification for a new, large-scale industrial and commercial zone. Knowing that your time is at a premium with Roxul and other related matters, please advise when you would like to review this with us. In that vein, John and I will be coming up to town in mid-May (May 17) and we can meet with you on May 18, if that works for you.

Regarding the new prospect, I was going to reach out to Peter Regenberg regarding the storm water issue (which should be a non-issue). Any thoughts on that? Do you have any time later today to discuss?

Best,

Mark H. Ralston

Attorney

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B017301

From: Melany Alliston-Brick
To: [Mark Dyck](#); [Edward Erfurt](#)
Cc: "[Ralston John \(townes.ralston@gmail.com\)](#)"; [Mark Ralston](#); [Ronald Slonaker - Jefferson Orchards, Inc. \(rslonaker@frontiernet.net\)](#); [Andy Blake](#); "[jeffhaymaker@gmail.com](#)"; [Susan Henderson](#); [Matt Piepenburg](#)
Subject: RE: Jefferson Orchards Zoning Classification Proposal [IWOV-Legal.FID60287]
Date: Friday, June 15, 2018 4:17:57 PM

Mark – I am back in the office now, and will give you a call.

[Melany Alliston-Brick, P.E.](#)

Civil Engineering Practice Director, North America

[Toole Design Group](#)

p 301.927.1900 x147 f 301.927.2800

c 571.830.4272

From: Mark Dyck [<mailto:mdyck@gordon.us.com>]
Sent: Friday, June 15, 2018 4:17 PM
To: Edward Erfurt ; Melany Alliston-Brick
Cc: 'Ralston John (townes.ralston@gmail.com)'; Mark Ralston ; Ronald Slonaker - Jefferson Orchards, Inc. (rslonaker@frontiernet.net) ; Andy Blake ; 'jeffhaymaker@gmail.com' ; Susan Henderson ; Matt Piepenburg
Subject: RE: Jefferson Orchards Zoning Classification Proposal [IWOV-Legal.FID60287]

All,

We are working on the road section for the extension, I have talked to Melany and reached out to WVDOH. I think we will have something submitted early next week.

Our effort on this has put the annexation a bit behind schedule and we will not be able to submit it today.

Have a good weekend.

Mark

From: Edward Erfurt [<mailto:eerfurt@ransonwv.us>]
Sent: Wednesday, June 13, 2018 5:03 PM
To: Mark Dyck <mdyck@gordon.us.com>; malliston@tooledesign.com
Cc: 'Ralston John (townes.ralston@gmail.com)' <townes.ralston@gmail.com>; Mark Ralston <mrалston@fjrpllc.com>; Ronald Slonaker - Jefferson Orchards, Inc. (rslonaker@frontiernet.net) <rslonaker@frontiernet.net>; Andy Blake <ABlake@ransonwv.us>; 'jeffhaymaker@gmail.com' <jeffhaymaker@gmail.com>; Susan Henderson <susan@placemakers.com>; Matt Piepenburg <MPiepenburg@ransonwv.us>
Subject: RE: Jefferson Orchards Zoning Classification Proposal [IWOV-Legal.FID60287]

Melany

Mark Dyck is reviewing the Thrasher section for North Port Boulevard, and the costs to continue that section north. We have explained that you have completed a unit cost estimate for the current section. Can you please provide him with this analysis? We have encouraged Mark to discuss with you any opportunities to value engineer, incrementally develop, or maximize the infrastructure in the Thrasher section with the extension of the boulevard.

Thanks

Edward

Edward W. Erfurt IV

Assistant City Manager

Community Development

B017302

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From: Mark Dyck <mdyck@gordon.us.com>

Sent: Wednesday, June 13, 2018 11:07 AM

To: Edward Erfurt <eerfurt@ransonwv.us>; Andy Blake <ABlake@ransonwv.us>; Mark Ralston <mrалston@fjrpllc.com>

Cc: 'Ralston John (townes.ralston@gmail.com)' <townes.ralston@gmail.com>; Ronald Slonaker - Jefferson Orchards, Inc. (rslonaker@frontiernet.net) <rslonaker@frontiernet.net>; 'jeffhaymaker@gmail.com' <jeffhaymaker@gmail.com>; Susan Henderson <susan@placemakers.com>

Subject: RE: Jefferson Orchards Zoning Classification Proposal [IWOV-Legal.FID60287]

Edward,

The attached exhibit will be the basis of discussion today.

Thanks,

Mark

From: Edward Erfurt [<mailto:eerfurt@ransonwv.us>]

Sent: Friday, June 08, 2018 3:24 PM

To: Mark Dyck <mdyck@gordon.us.com>; Andy Blake <ABlake@ransonwv.us>; Mark Ralston <mrалston@fjrpllc.com>

Cc: 'Ralston John (townes.ralston@gmail.com)' <townes.ralston@gmail.com>; Ronald Slonaker - Jefferson Orchards, Inc. (rslonaker@frontiernet.net) <rslonaker@frontiernet.net>; 'jeffhaymaker@gmail.com' <jeffhaymaker@gmail.com>; Susan Henderson <susan@placemakers.com>

Subject: RE: Jefferson Orchards Zoning Classification Proposal [IWOV-Legal.FID60287]

Mark

I am available in the afternoon 2 o'clock on. Please forward any preliminary information you have in advance of the meeting.

Edward W. Erfurt IV

Assistant City Manager

Community Development

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[Ranson, WV 25438](#)

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eerfurt@ransonwv.us

From: Mark Dyck <mdyck@gordon.us.com>

Sent: Friday, June 8, 2018 12:29 PM

B017303

To: Andy Blake <ABlake@ransonwv.us>; Mark Ralston <mrалston@fjrpllc.com>; Edward Erfurt <eerfurt@ransonwv.us>

Cc: 'Ralston John (townes.ralston@gmail.com)' <townes.ralston@gmail.com>; Ronald Slonaker - Jefferson Orchards, Inc. (rslonaker@frontiernet.net) <rslonaker@frontiernet.net>; 'jeffhaymaker@gmail.com' <jeffhaymaker@gmail.com>; Susan Henderson <susan@placemakers.com>

Subject: RE: Jefferson Orchards Zoning Classification Proposal [IWOV-Legal.FID60287]
Edward,
How does Wednesday work for you.
Mark

From: Andy Blake [<mailto:ABlake@ransonwv.us>]

Sent: Friday, June 08, 2018 11:59 AM

To: Mark Dyck <mdyck@gordon.us.com>; Mark Ralston <mrалston@fjrpllc.com>; Edward Erfurt <eerfurt@ransonwv.us>

Cc: 'Ralston John (townes.ralston@gmail.com)' <townes.ralston@gmail.com>; Ronald Slonaker - Jefferson Orchards, Inc. (rslonaker@frontiernet.net) <rslonaker@frontiernet.net>; 'jeffhaymaker@gmail.com' <jeffhaymaker@gmail.com>; Susan Henderson <susan@placemakers.com>

Subject: Re: Jefferson Orchards Zoning Classification Proposal [IWOV-Legal.FID60287]
Please schedule with Edward. He will be your primary point of contact
Get [Outlook for iOS](#)

From: Mark Dyck <mdyck@gordon.us.com>

Sent: Friday, June 8, 2018 11:56 AM

Subject: RE: Jefferson Orchards Zoning Classification Proposal [IWOV-Legal.FID60287]

To: Andy Blake <ablake@ransonwv.us>, Mark Ralston <mrалston@fjrpllc.com>, Edward Erfurt <eerfurt@ransonwv.us>

Cc: 'Ralston John (townes.ralston@gmail.com)' <townes.ralston@gmail.com>, Ronald Slonaker - Jefferson Orchards, Inc. (rslonaker@frontiernet.net) <rslonaker@frontiernet.net>, 'jeffhaymaker@gmail.com' <jeffhaymaker@gmail.com>, Susan Henderson <susan@placemakers.com>

Andy,

Based on our call yesterday I would like to set up a meeting to discuss the Preliminary Plat for Jefferson Orchards. I will bring a sketch to the meeting that shows the alignment, proposed road section and lotting. The primary purpose of the Preliminary Plat is to create the parcel for the greenhouse user.

The Preliminary Plat will include the proposed road up to the northern border of the 55 acres.

Wednesday work good for me all day if you have any time.

Thanks,

Mark

From: Andy Blake [<mailto:ABlake@ransonwv.us>]

Sent: Thursday, May 03, 2018 4:37 PM

To: Mark Ralston <mrалston@fjrpllc.com>; Edward Erfurt <eerfurt@ransonwv.us>

Cc: 'Ralston John (townes.ralston@gmail.com)' <townes.ralston@gmail.com>; Ronald Slonaker -

Jefferson Orchards, Inc. (rslonaker@frontiernet.net) <rslonaker@frontiernet.net>; Mark Dyck <mdyck@gordon.us.com>; 'jeffhaymaker@gmail.com' <jeffhaymaker@gmail.com>; Susan Henderson <susan@placemakers.com>

Subject: RE: Jefferson Orchards Zoning Classification Proposal [IWOV-Legal.FID60287]

Mark:

Good afternoon. I spoke to City Council on Tuesday about Jefferson Orchards, Tackley Mill, Blackford Village and your newly acquired land to the north. Rockwool's investment has already led to another potential user as you know and it will probably continue – and it's great. Council is very interested in the City leading an effort to look at all the property (almost 1,400 acres) as a wholistic approach and start setting a master plan with proposed road network, infrastructure, identifying the best parcels for large-scale industrial, etc. The Planning Firm that did your original plan has also done large scale industrial sites. They have planned Butterfield Industrial Park in El Paso and CentrePoint in Winnipeg. Frankly, I have started a very preliminary conversation with them about bringing all parties to the table and developing a master plan. I have also have had preliminary conversations with the Development Authority Director about this. The key is to get everyone to the table.

As you saw with Jefferson Orchards, the value of a master plan, and existing entitlements, is huge in attracting more industry. The issue is how to do it in a way that meets the Community's vision, meets individual landowner's requirements and does not a hodgepodge process by individual landowners. Some of the property is primed for industry and some is not. As Susan told me, in many ways it's returning to Ranson's roots in manufacturing, but hopefully with cleaner technology this time.

While I appreciate the zoning ordinance you sent to us, it is Euclidean zoning which we don't really have anymore and doesn't really set out any holistic view, vision or master plan.

Happy to talk more about this. Not sure about May 17-18 yet, but will let you know.

Andy

From: Mark Ralston <mrалston@fjrpllc.com>

Sent: Thursday, May 3, 2018 1:34 PM

To: Andy Blake <ABlake@ransonwv.us>; Edward Erfurt <eerfurt@ransonwv.us>

Cc: 'Ralston John (townes.ralston@gmail.com)' <townes.ralston@gmail.com>; Ronald Slonaker - Jefferson Orchards, Inc. (rslonaker@frontiernet.net) <rslonaker@frontiernet.net>; 'Mark Dyck (mdyck@gordon.us.com)' <mdyck@gordon.us.com>; 'jeffhaymaker@gmail.com' <jeffhaymaker@gmail.com>

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Regarding the new prospect, I was going to reach out to Peter Regenberг regarding the storm water issue (which should be a non-issue). Any thoughts on that? Do you have any time later today to discuss?

Best,

Mark H. Ralston
Attorney

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