



KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF PLANNING

TC 59-115
Rev. 10/2024
Page 1 of 4

KENTUCKY INDUSTRIAL ACCESS AND SAFETY IMPROVEMENT (KIASI) PROJECT APPLICATION

SECTION 1: PROJECT OVERVIEW

PROJECT TITLE

Operation Light - Rail Spur Loading Facility

APPLICANT LEGAL NAME

Owensboro Riverport Authority

APPLICATION YEAR

2024

APPLICANT TYPE

Port Authority

COUNTIES IMPACTED BY THE PROJECT

Daviess

PROJECT PHYSICAL ADDRESS

1771 River Road, Owensboro KY 42301

RAILROAD(S) SERVING THE SITE

CSX

ENTITY OWNING PROJECT SITE (if different from applicant)

Owensboro Riverport Authority

TOTAL PROJECT COST

\$ 2,460,455

**KIASI FUNDING
REQUESTED**

\$ 1,230,227.50

APPLICANT MATCH

\$ 1,230,227.50

**APPLICANT MATCH %
(50% Minimum)**

50 %

Will the proposed project be matching awarded federal funds? ☒ NO ☐ YES

Does applicant plan to use their own manpower, equipment, or materials on the project (Force Account) or competitively bid out all work related to the project? Bid Out

DESCRIPTION OF PROPOSED PROJECT (Provide a brief project description and the proposed work to be completed. Text is limited to the space provided below.)

The Owensboro Riverport Authority has engaged in a Letter of Intent with a large international company interested in establishing a North American presence on the Ohio River to import purified phosphoric acid (PPA) to supply the emerging Lithium Ferro-Phosphate (LFP) battery market. In addition, supply the emerging stationary storage and construction equipment markets. The first phase of the project is to build PPA distribution on ORA property to move product via rail, barge, and truck to existing Cathode Active Material (CAM) sites currently being built or in use in the US. Phase I will require the construction of two rail spurs to provide direct access to the outbound PPA loading facility.

DESCRIPTION OF HOW PROJECT WOULD PROVIDE KENTUCKY COMMUNITIES AND INDUSTRIES WITH

TRANSPORTATION OPTIONS, CONNECTIVITY AND OPPORTUNITIES (Text is limited to the space provided below.)

The Operation Light - Rail Spur Loading Facility will provide the tenant with the ability to distribute PPA across the US and leverage both the river and rail system to reduce PPA cost to the end user with intentions to be the largest PPA distributor in North America by offering multimodal delivery options. The dedicated rail spurs inside the existing ORA rail loop will allow dedicated access to outbound PPA shipments without direct interference to existing ORA rail business that is currently being utilized for regional companies.

DESCRIPTION OF HOW PROJECT WOULD ENHANCE RAIL LINE CORRIDORS TO INCREASE ON-TIME PERFORMANCE

(Text is limited to the space provided below.)

The addition of two dedicated rail spurs tied into the existing Owensboro Riverport Authority's rail loop track, will allow tenant to store and load out up to 40 rail cars per day without interference of existing riverport business. The Owensboro Riverport currently serves multiple tenants and clients on the existing rail loop track and the additional spur tracks will allow for optimal rail movements throughout operations and timely inbound and outbound movements as required.

DESCRIPTION OF HOW PROJECT WOULD IMPROVE RAIL SERVICES TO EXISTING INDUSTRIES AND ENCOURAGE INVESTMENT IN THE COMMONWEALTH (Text is limited to the space provided below.)

By adding the additional rail capacity at the Owensboro Riverport Authority's rail loop, the local CSX yard will be able to efficiently move the PPA cars through the yard and eliminate the risk of the additional volume straining the existing CSX rail yard limits. This additional Owensboro capacity will ensure current and future rail businesses in Daviess County can effectively move and grow rail car volume at their industries.

KENTUCKY INDUSTRIAL ACCESS AND SAFETY IMPROVEMENT (KIASI) PROJECT APPLICATION

SECTION 1: PROJECT OVERVIEW (CONTINUED)

DESCRIPTION OF PROPOSED PROJECT READINESS, OR HOW SOON AFTER AWARD CAN CONSTRUCTION BEGIN AND HOW LONG WILL THE PROJECT TAKE TO COMPLETE *(Text is limited to the space provided below.)*

Preliminary engineering design, construction timeline, and detailed cost estimates are complete as of November 2024. Once the project is awarded, the anticipated timeline is 4 months from start of construction to completion. The current timeline to start the project is scheduled for July 2025 with completion planned for November 2025. If project is awarded by the KIASI program in early 2025, the project team will plan to issue RFP's in early spring 2025 and target to begin construction prior to current projected timeline. Considering the current rail loop is owned by ORA, there will be no permitting requirements by the class 1 rail line.

SECTION 2: CONTACT INFORMATION

APPLICATION PRIMARY CONTACT NAME & TITLE	PHONE	EMAIL	
Brian Wright, President/CEO	270-663-4034	bwright@owensbororiverport.com	
MAILING ADDRESS	CITY	STATE	ZIP
1771 River Road, P.O. Box 21955	Owensboro	KY	42304

If awarded, will signatory be different from the Primary Contact? ☒ NO ☐ YES *(Provide signatory information.)*

AGREEMENT SIGNATORY NAME & TITLE	PHONE	EMAIL	
MAILING ADDRESS	CITY	STATE	ZIP

If awarded, will Project Manager be different from the Primary Contact? ☒ NO ☐ YES *(Provide information.)*

PROJECT MANAGER NAME & TITLE	PHONE	EMAIL
Brian Wright, President/CEO	270-663-4034	bwright@owensbororiverport.com

SECTION 3: PROPOSED PROJECT PERMITS/APPROVALS/READINESS

A. Have consultations with state or federal agencies (US Army Corps of Engineers, US Coast Guard, US Fish and Wildlife Service, Kentucky Division of Water, Kentucky Heritage Council, or others) determined the need for permits? Not Applicable

B. Have all required permits been obtained? Not Applicable

C. Will the proposed project have ANY impacts on a public road (City, County, State, US)? ☒ NO ☐ YES

D. Have all necessary roadway authorities been notified about the proposed project? ☐ YES ☐ NO ☒ N/A

E. Has preliminary engineering been completed for the proposed project? ☒ YES ☐ NO ☐ N/A

What engineering still needs to be done and when will it be completed? Preliminary design and cost estimates are complete with final design being completed 1st quarter 2025.

SECTION 4: ECONOMIC DEVELOPMENT INFORMATION

A. If the project will provide new and/or increased service to an industrial park:

Total acres of the industrial park	Total amount of developable acres	Acres that may be served by project
50	50	50

KENTUCKY INDUSTRIAL ACCESS AND SAFETY IMPROVEMENT (KIASI) PROJECT APPLICATION

SECTION 4: ECONOMIC DEVELOPMENT INFORMATION (CONTINUED)

B. Utility infrastructure in place to the site to be served by the project:

☒ Electric ☐ Natural Gas ☒ Water ☐ Wastewater ☒ Fiber/telecom

C. Provide listing of the names of existing companies currently served/to be served by the project along with the number of existing full-time jobs, potential new full-time jobs to be created, and potential capital investment to be incurred for each company.

	COMPANY NAME	FULL TIME JOBS		CAPITAL
		CURRENT	POTENTIAL	INVESTMENT
1				\$
2				\$
3				\$
4				\$
5				\$
6				\$
7				\$
8				\$
9				\$
10				\$

D. Are there any companies considering location or expansion of a potential project on the site to be served?

☒ YES ☐ NO ☐ N/A

If YES, provide details of the potential project for each company (e.g., potential new full-time jobs to be created and potential capital investment to be incurred). Operation Light is a two-phase project with plans to begin phase I operations in 2026. The Owensboro Riverport Authority board of directors have executed a Letter of Intent for both phases and currently in negotiations of the phase I lease agreement. Phase I is projected to be capital cost of \$60,000,000 with 20 full time employees. Phase II capital cost is projected to be \$440,000,000 with 160-200 full time employees. Operation Light will utilize the Ohio River for PPA inbound liquid with minimum projections of 250,000 short tons/year. Initial due diligence engineering for both Phase I and II will be completed by January 1, 2025 with preliminary development plans submitted to Owensboro Planning Commission in December 2024.

SECTION 5: SUBMISSION CHECKLIST (See KIASI Guidance Document, Section VI, for details.)

- ☒ Kentucky Industrial Access and Safety Improvement (KIASI) Project Application (TC 59-115)
- ☒ Statement of Work
- ☒ Scope of Work
- ☒ Project Schedule/Timeline
- ☒ Diagrams/maps depicting proposed project
- ☐ Rail Connectivity Letter (as applicable)
- ☐ Detailed engineering assessment report (as applicable)
- ☒ Aerial Photographs and photographic documentation of crossing location and condition
- ☒ Plans, schematics, details, drawings of the proposed project (as applicable)
- ☒ For equipment purchases, a price quote on letterhead from vendor OR for construction projects, a detailed estimate for the project
- ☐ Road authority consultation letters (as applicable)
- ☐ Public Interest Finding (as applicable)
- ☒ Required Annual Affidavit for Bidders, Offerors and Contractors from applicant.

KENTUCKY INDUSTRIAL ACCESS AND SAFETY IMPROVEMENT (KIASI) PROJECT APPLICATION

SECTION 6: KENTUCKY RAILROAD ANNUAL REPORT COMPLIANCE (Required ONLY if applicant is a railroad.)

I hereby certify that as an applicant defined as a railroad in 603 KAR 7:090(1), my company has completed and submitted TC 59-102, *Kentucky Railroad Annual Report*, in compliance with the provisions of 603 KAR 7:090 at the time of this application to be considered an eligible applicant. If it is determined I am not an eligible applicant at the time of this submission, I agree that this application shall be immediately rejected without consideration and returned to me without review.

PRINTED NAME AND TITLE	SIGNATURE	DATE


SECTION 7: BUSINESS STANDING CERTIFICATION

I hereby certify that the applicant is a business entity in good standing with the Office of the Kentucky Secretary of State or under the laws of the jurisdiction(s) in which the entity is organized or authorized to conduct business and is not delinquent in taxes owed to any taxing entity. Applicants not in good standing or delinquent in taxes are subject to this application immediately being rejected without consideration and returned to me without further review.

PRINTED NAME AND TITLE	SIGNATURE	DATE
Brian Wright, President		12-2-24

SECTION 8: APPLICANT CERTIFICATION

I have read the Kentucky Industrial Access and Safety Improvement (KIASI) Projects guidance document, and I understand and agree to abide by what is stated therein. I also hereby certify, subject to the provisions of KRS 523.100 (unsworn falsification to authorities), that the above information is true and correct to the best of my knowledge.

PRINTED NAME AND TITLE	SIGNATURE	DATE
Brian Wright, President		12-2-24

Submission Directions: Applicants must combine their completed application and all required attachments into a single PDF and submit it electronically via email to address provided in call for projects. It is the responsibility of the applicant to ensure delivery of the emailed submission.



KIASI Application

(Kentucky Industrial Access and Safety Improvement)

Applicant Name: Owensboro Riverport Authority

Location: Daviess County, Kentucky

Project Title: Operation Light – Rail Spur Loading Facility Project

Date Submitted: December 2, 2024



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1771 River Road ♦ P.O. Box 21955 ♦ Owensboro, KY ♦ 42304-1955

1 877 599-7929 ♦ (270) 926-4238 ♦ FAX (270) 683-3711

www.OwensboroRiverport.com



December 2, 2024

RE: Operation Light – Rail Spur Loading Facility Project

Dear Sir or Madam:

The Owensboro Riverport Authority is seeking the Kentucky Industrial Access and Safety Improvement Grant to install two rail spurs inside of the existing ORA owned rail loop track to service future tenant for purified phosphoric acid distribution via rail and truck. The Owensboro Riverport Authority is currently serviced by CSX five days per week with an annual volume of 3,000 rail cars. These additional two rail spurs will allow for dedicated inbound and outbound track capacity of up to 60 rail cars to service the tenants projected outbound shipments in both Phase I and phase II of the project. The Operation Light project is projected to create 180-220 fulltime employees in Daviess County with a capital investment of over \$500,000,000 to service the emerging Lithium Ferro-Phosphate (LFP) battery market. The tenant has committed to a minimum of 250,000 short tons annually with anticipation of future growth in phase II. The project is currently in the engineering due diligence phase with preliminary development plans scheduled to be submitted to the Owensboro Metropolitan Planning Commission in December 2024. The Owensboro Riverport Authority board of directors has drafted a lease agreement for the tenant with plans to execute in January 2025 to begin phase I construction spring of 2025.

This economic development project in Daviess County will be transformative for not only the multimodal riverport, but the Daviess County community as well. Your consideration of this project is critical to promoting and securing the needed utilization of the Kentucky river system to support economic development in our state.

Sincerely,

Brian Wright
President/CEO

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Statement of Work

The Owensboro Riverport Authority is seeking the Kentucky Industrial Access and Safety Improvement Grant to install two rail spurs inside of the existing ORA owned rail loop track to service future tenant for purified phosphoric acid distribution via rail and truck. These additional two rail spurs will allow for dedicated inbound and outbound track capacity of up to 60 rail cars to service the tenants projected outbound shipments in both Phase I and phase II of the project. The Operation Light project is projected to create 180-220 fulltime employees in Daviess County with a capital investment of over \$500,000,000 to service the emerging Lithium Ferro-Phosphate (LFP) battery market. The tenant has committed to a minimum of 250,000 short tons annually with anticipation of future growth in phase II. The project is currently in the engineering due diligence phase with preliminary development plans scheduled to be submitted to the Owensboro Metropolitan Planning Commission in December 2024. The Owensboro Riverport Authority board of directors has drafted a lease agreement for the tenant with plans to execute in January 2025 to begin phase I construction spring of 2025.

Scope of Work

Excavate out and fill approximately 10,000 cubic yards of fill and top surface of 8,000 tons of sub ballast. Install approximately 4,511.8 track feet of 80' sticks of 136# new SS CWR using flash butt welding to weld out all joints in the track and switches. Install 4 #8 CSX standard switches. M10 steel ties will be utilized throughout construction. 12" ballast under ties with 12" shoulders. Install approximately 8,000 tons of base stone for an access road along perimeter of new track.

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Project Schedule and Timeline

Operation Light – Rail Spur Loading Facility Project

February – April 2025 – Issue RFP and Award

July – November 2025 – Construction

(See detailed timeline on next page)

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Operation Light

Rail Construction Schedule

Mon 11/25/24

ID	Task Name	Duration	Start	Finish	Jun	Qtr 3, 2025	Jul	Aug	Sep	Qtr 4, 2025	Oct	Nov	Dec
1	Operation Light Rail Construction	129 days	Mon 7/7/25	Wed 11/12/25									
2	Sitework	54 days	Mon 7/7/25	Fri 8/29/25									
3	Mobilize on Site	3 days	Mon 7/7/25	Wed 7/9/25									
4	Erosion Control	3 days	Wed 7/9/25	Fri 7/11/25									
5	Strip Topsoil	5 days	Mon 7/14/25	Fri 7/18/25									
6	Prepare Subgrade	19 days	Mon 7/21/25	Fri 8/8/25									
7	Install Stone Base at Tracks	10 days	Mon 8/11/25	Wed 8/20/25									
8	Install Stone Base at Maintenance Road	6 days	Thu 8/21/25	Tue 8/26/25									
9	Seed and Straw	3 days	Wed 8/27/25	Fri 8/29/25									
10	Railroad Install	73 days	Mon 9/1/25	Wed 11/12/25									
11	Mobilize on Site	2 days	Mon 9/1/25	Tue 9/2/25									
12	Construct Tracks	41 days	Wed 9/3/25	Mon 10/13/25									
13	Construct Turnouts	15 days	Tue 10/14/25	Tue 10/28/25									
14	Surface, Line and Dress	13 days	Wed 10/29/25	Mon 11/10/25									
15	Demobilize	2 days	Tue 11/11/25	Wed 11/12/25									

Task	Summary	Baseline Milestone
Milestone	Baseline	Progress



Project Location

Daviess County:



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Owensboro Riverport Authority existing rail loop track



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Project Design (Phase I)

(see full design layout on next page)

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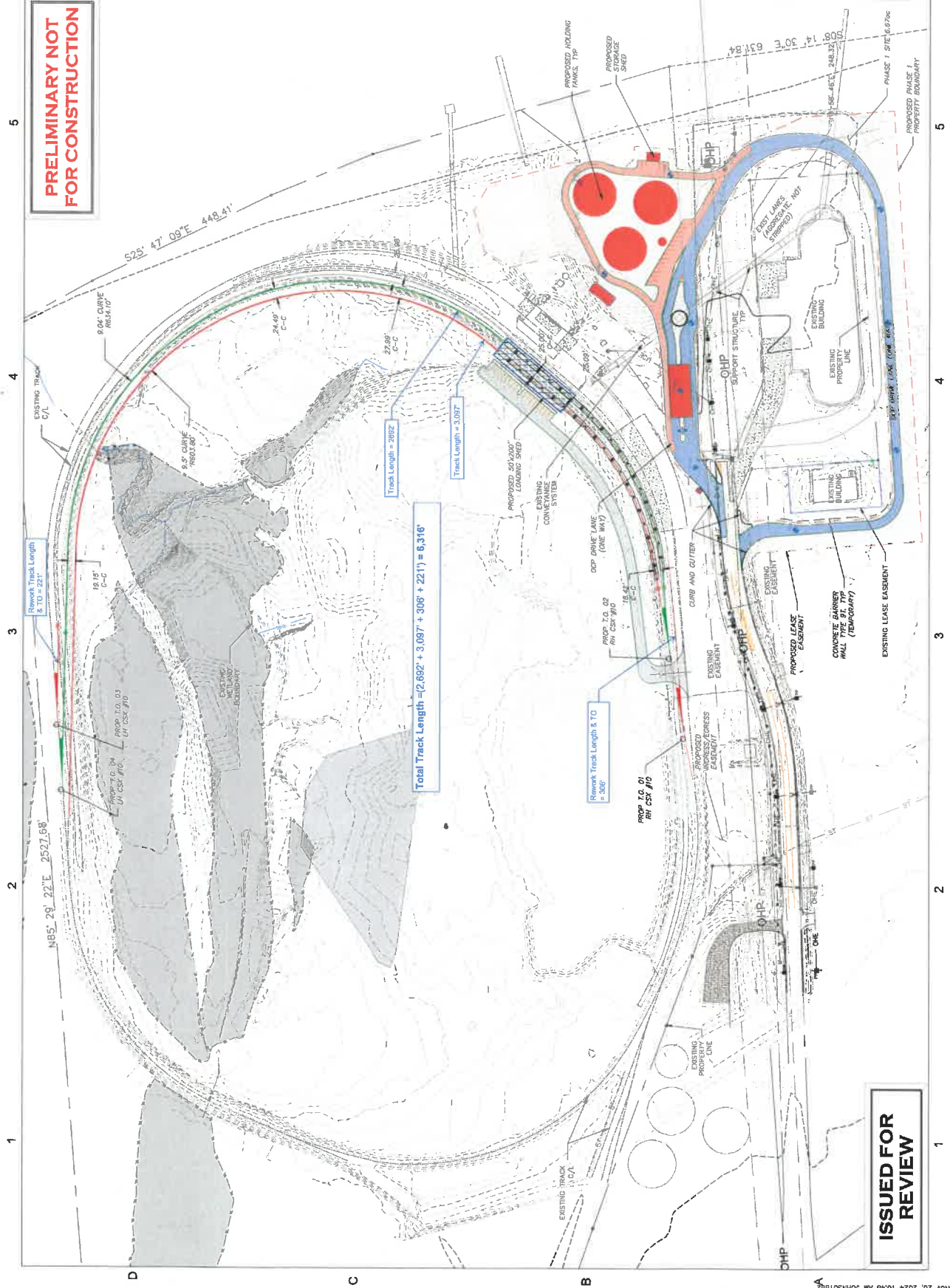
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[illegible]

MARK	DATE	DESCRIPTION		
		DIS	DRN	REV
ISSUE: 11/1/2024				
PROJECT NO: 24ID051				
CAD FILE: 24ID051 - Preliminary Development Plan.dwg				
DESIGN BY: KAH				
DRAWN BY: MDJ				
REVIEWED BY: DCJ				





Detailed Budget

Operation Light – Rail Spur Loading Facility Project

	A	B	C	D	E	F
62	OPERATION LIGHT RAILROAD					
63						
64	GENERAL CONDITIONS					
65	MOBILIZATION	1.00	L.S.	22000.00	\$22,000.00	
66	STAKING	1.00	L.S.	10000.00	\$10,000.00	
67	LOCATE UTILITIES	1.00	L.S.	3000.00	\$3,000.00	
68						\$35,000.00
69						
70	EROSION CONTROL	1.00	L.S.	25000.00	\$25,000.00	
71						\$25,000.00
72	EARTHWORK					
73	STRIP TOPSOIL	4000.00	CYS	6.00	\$24,000.00	
74	RAIL FILL	10000.00	CYS	15.00	\$150,000.00	
75	SUBGRADE	3000.00	SYS	2.00	\$6,000.00	
76	REPLACE TOPSOIL	1.00	LS	5000.00	\$5,000.00	
77						\$185,000.00
78						
79	STONE ROAD	1600.00	TNS	30.00	\$48,000.00	
80						\$48,000.00
81						
82	SUB BALLAST	8000.00	TNS	32.00	\$256,000.00	
83						\$256,000.00
84						
85	SEED, STRAW, LANDSCAPING	1.00	LS	10000.00	\$10,000.00	
86						\$10,000.00
87						
88						
89	TOTAL SITEWORK				\$ 559,000.00	
90	RAIL CONSTRUCTION				\$ 1,901,455.00	
91						
92	GRAND TOTAL				\$ 2,460,455.00	

(see rail construction detail on next page)

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Building

Excellence

Together

Hollenbach Oakley
12451 Plantside Dr
Louisville, KY 40299

November 20, 2024

Ref: Owensboro KY Load Out Facility Upgrades

Attn: Mr. Ben Turner

Great Basin Industrial is pleased to submit this budgetary estimate proposal for the rail SOW at the Owensboro KY facility.

Great Basin Industrial

Commercial & Technical Clarifications

1. Pricing Excluding Site work:

Installation of rail per SOW as defined below.

\$1,901,455.00

One million nine hundred-one thousand four hundred fifty-five dollars. USD.

2. Scope of Work.

- a. Install (4) #8 CSX standard switches
- b. Install approximately 4,511.8 TF of 80' sticks of 136# new SS CWR using flash butt welding to weld out all joints in the track and switches.
- c. M10 steel ties will be utilized throughout the construction.
- d. 12" ballast under the ties
- e. 12" shoulders

3. Assumptions and clarifications:

- a. Sales tax is not included. If required, it can be added to all invoices.
- b. Railroad flagging is not included.
- c. Additional time for delays(not GBI's fault) is not included, and the delay time will be billed at GBI's T&M rates in addition to the quoted price.
- d. Sub ballast work, if required, shall be provided by others.
- e. All unusable material shall remain onsite to be disposed of by others. GBI will stockpile.
- f. All contaminated soils and/or any other hazardous materials are handled by others.
- g. Traffic control, if required, shall be provided by others.
- h. Railroad liability insurance is not included in the cost but can be added if required.
- i. This is a budgetary estimate for planning purposes only as the project is expected to start mid-2025.

4. Schedule

- a. Duration: 8 weeks working 50 hours a week
- b. Crew Size: 5

5. Break out pricing

Railroad

Mobilization	1	EA	\$ 91,237.00
Site Preparation Costs	0	EA	\$ -
Construction Costs	1	EA	\$ 1,722,858.00
Lighting, Signals, Etc.	0	EA	\$ -
Other Misc. Costs	1	EA	\$ 48,043.00
Railroad/Traffic Control	0	EA	\$ -
Demobilization	1	EA	\$ 39,317.00

Refer to the attached site work estimate

Total \$ 1,901,455.00



Rev. 9-16-22

**Required Affidavit for Bidders, Offerors
and Contractors
(KRS 45A.110 & 45A.115)**

Affidavit Effective for One (1) Year from Date of Execution

Instructions: Pursuant to KRS 45A.110 and 45A.115, a bidder, offeror, or contractor ("Contractor") is required to submit a Required Affidavit for Bidders, Offerors, and Contractors to be awarded a contract, or for the renewal of a contract. An authorized representative of the contracting party must complete the attestation below, have the attestation notarized, and return the completed affidavit to the Commonwealth.

Attestation

As a duly authorized representative for the Contractor, I swear and affirm under penalty of perjury, that that the Contractor has not knowingly violated campaign finance laws of the Commonwealth of Kentucky and that the award of a contract will not violate any provision of the campaign finance laws of the Commonwealth. For purposes of this attestation, "Knowingly" means that the bidder or offeror is aware or should have been aware of the existence of a violation. The bidder or offer understands that the Commonwealth retains the right to request an updated affidavit at any time.

Brian Wright
Signature

Brian Wright
Printed Name

President/CEO
Title

December 2, 2024
Date

Bidder or Offeror Name:

Owensboro Riverport Authority

Address:

1771 River Road

Owensboro, KY 42301

Commonwealth of Kentucky Vendor Code (If known): _____

Subscribed and sworn to before me this 2 day of December, 2024.

State of: Kentucky

Notary: Carol R Huff KYNP 70213

County of: Daviess

My Commission Expires: May 21, 2027