

RECORD OF PROCEEDINGS

Minutes of the Development Committee

Held on May 16th, 2024



Village of West Jefferson Council

Development Committee

MINUTES

May 16th, 2024

CALL TO ORDER

Chairperson Linda Hall called the Development Committee Meeting to Order at 5:30 P.M.

ROLL CALL

Committee Members: Linda Hall, Howard Wade, Jimmy Little (Jimmy Little attended for Committee member Jeff Patterson. Mr. Patterson had a conflict of interest due to his employment with Crazy Glue)

Quorum Declare: 3 present, 0 absent.

Other Village Employees attending: Mayor, Ray Martin; Building & Zoning Code Enforcement Official, Kristie West; President, Jen Warner; and Clerk of Council, Tisha Edwards.

APPROVAL OF AGENDA AND MINUTES:

Motion to Adopt the Agenda moved by Howard Wade and seconded by Jimmy Little.

All in Favor

Motion to Approve the Minutes of the February 1st, 2024 moved by Jimmy Little and seconded by Howard Wade.

All in Favor

OLD BUSINESS: None

NEW BUSINESS:

A.) Meeting with Toagosei/Crazy Glue to discuss emergency protocols and safety questions.

Vice President and Chair, Linda Hall introduced Council and staff to the Toagosei team. She asked if any staff or Council members had questions they would like to ask. Mayor Ray Martin stated that he thought it would be good for the Toagosei team to tell us about the project. The Mayor noted that there have been Non-disclosure agreements in the past and now things are becoming known. There are questions since there are chemicals involved and the Council and community would just like more information.

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Vice President and Chair, Linda Hall asked if the team could give an overview and the Toagosei team said they were happy to answer any questions. Scott North, Toagosei's legal representative noted that this is going to be a \$105,000,000.00 investment in the community that will require the annexation of the property from the township into the Village of West Jefferson. That process is well underway. The next step after the County will be for Council to review and vote. There will be around 50 new jobs in the beginning, and he was going to turn over the rest of the questions to the team to explain exactly what the plant is going to be making, how they will be making it as well as the safety features of the plant. Scott Beachy, the Director and Plant Manager at the existing Toagosei/Crazy Glue plant wanted to let the Committee know that they are fully engaged and committed to giving the answers that they are seeking. He also wanted to thank the Village for their support over the last 30 years. It has been very important. They want to continue to bring value to the Village. This expansion is to support the EV battery business for electric vehicles. The process is currently being done in Japan on a commercial basis and Toagosei already has experience with this exact process and product. The process is rather complex from a chemical side but essentially, they are taking and converting several flammable materials in a reactor to produce a mixture that is then filtered and dried and converted into a nonhazardous powder. That nonhazardous powder then becomes a binder in electric vehicle battery production. So, it is really a support to the EV business. He wanted to state their documented business policy and philosophy, they want to continue to grow the company in harmony with the environment. Their environmental policies are documented, and the system is in place already. The goals are preventing pollution and complying with all safety regulations for OCSEA and any other environmental laws as well. They are very proud that they have had no issues within the last 30 years. They look forward to continuing that success with this project as well. Their employees are both neighbors and friends and they do not want to do anything that is going to harm them or the community at large. Safety is really their top priority. Mr. Beachy wanted to introduce Eric Hammond and Robert Barnhart from Gray Construction who could explain the safety features involved within the plant. Mr. North asked if Mr. Beachy could explain what the binders will do in the batteries and why does an EV battery require this material. Mr. Beachy asked if Masaru Ujike could explain that. Mr. Ujike stated that it is hard to explain but the product has a high functionality to increase durable time compared with the normal range. Mayor Martin stated that they mentioned they have a safety plan in affect in Japan already and how is the safety record? Mr. Ujike stated that the new plant would be made to replicate the existing plant in Japan. The plant has been open for 5 years and they have never had a safety issue to date. Mr. Barnhart added that he and Mr. Hammond went to the Nagoya, Japan plant in early January. He stated that the inside of the facility was very clean and almost spotless. There are mitigations to take care of dust hazards in the air. There are air changes for the mechanical equipment that cleans the air, so it is very well maintained. Mayor Martin asked what the safety record was at the West Jefferson plant currently. Mr. Beachy stated that they have had no spills except those that have been small and contained within the plant. Mayor Martin also asked if there was a spill, is there a drain on the floor or how is that handled. Mr. North and Mr. Beachy stated that there is a containment system already in place that is required by the EPA and Mr. Hammond was chosen to explain that system. Mr. Hammond introduced himself as Eric Hammond, the Senior Project Manager with Gray Construction. He is ultimately the manager for the engineering as well as the construction for the new facility. Everything will be 100% contained, everything will be inside, no chemicals will be offloaded outside. The truck will pull into a bay and be in a lowered area that can contain the full contents of the truck in case it would spill. The truck will be connected up to the tanks which are in a separate area, again with 100% spill containment, and the product will be transferred. The truck will be purged clean to make sure there is nothing leftover. It will be disconnected and then leave. The product will stay in the tanks until it is used. The product that is in the tanks is 100% contained. The piping systems that transfer the products are double wall pipes. The chemical is inside, cooling water on the outside in case there is a reaction to stop that reaction as well as for secondary containment. The

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reactor itself has fail safes on it. These are products if you do not put the proper additive in, will overreact. It is not a big deal; it just builds a little bit of heat. There are fail safes in the reactor that automatically shut it down and put an inhibitor in that immediately stops the reaction if it sees the least little bit of increase in heat. For all intents and purposes, once it leaves the reactor and any residual is left, it is taken back into a reclaim system, which again is double contained. The product is still hazardous, but it is a slurry, it's lost any vapor or any real ability to burn unless you come up to it with a match. At that point it falls through cleaning and filtering. Any large particles or any raw material is rejected at that point. The Mayor asked at that point does it ever hit the drain? Mr. Hammond stated that it never hits the drain, it is 100% contained, it is closed loop and has a reclaim system. That system reclaims any product that is not used because we don't want to have to get rid of it, we want to reuse everything we bring into the plant. If it cannot be used it is collected in the containment areas, put in drums, and safely transport it to a hazardous waste containment area. Then it is disposed of by hazardous waste regulations. Mr. North asked Mr. Hammond to explain what would happen if anything did spill. If anything does spill it is in the containment area and it is cleaned up by placing inhibitor in the chemical so that it does not react, and they would come in with an inhouse first responder site team that is trained for this. It will be placed in drums and then tagged with all the reaction information on it. Then it is trucked to a hazardous waste facility. Mr. Barnhart commented that in the tank containment there will be actual trenches that it will go to and be collected. Mr. North stated that it reminds him of the hot water containment that is in his house. Mr. Hammond stated that since he mentioned a hot water tank, these containment systems, you could knock a hole in your tank and these systems would hold 100% of your water. They are all inside so rain cannot fall in them so there is always that availability for the retention space. Council Clerk, Tisha Edwards stated to Mr. Hammond that each of the Council members had a drawing or map of the facility and the system. If he could walk through the drawing and explain the flow, that may be helpful. Mr. Hammond walked Council through the drawing. The drawing is attached to the minutes. Mr. Hammond wanted to point out once the product has been dried it is no longer considered hazardous. Vice President and Chair, Linda Hall asked what is the most hazardous product that will be involved in the process? Mr. Hammond stated that there are 2 products, Acrylic acid, and Acetonitrile. One is a monomer, and one is an enigma. They are two chemicals that react with one another. They won't react on their own. In the storage tank, once it comes from the truck unless something has happened and it has been contaminated, the product is just going to sit there. One product will not react without the presence of the other. They are not mixed until the reactor, which is in an explosion proof part of the plant. He means every piece is explosion or spark proof. There is a lot of Nitrogen used in the facility because that will also stop any reactions. Everything is under a nitrogen pad, all of the motors in the facility have no spark when they start. None of the instrumentation has exposed wires. Vice President and Chair, Linda Hall stated that the Committee members had a few questions. Council member Jimmy Little stated he had a 2-part question. Part one is, you have used these ingredients at the facility before or will this be a new compound for the facility? The Toagosei team answered that this would be new to this new facility. Council member Little then asked if the team could provide MSDS's (Material Safety Data Sheets) for the individual ingredients and the polymers they will be creating? The Toagosei team stated that they can provide those documents. Council member Little asked what the projected angle output will be. Are the ingredients being put into a hopper type truck? Robert Barnhart with Gray Construction stated that the products would be in bags similar to concrete bags which will be on pallets. There will be about 700 tons per year. Council member Little also asked, from his understanding from previous comments the defective batches would be placed in hazardous containers and taken away? The Toagosei team stated that yes, that is correct. Council member Little asked if the plans had been reviewed with the fire department as far as the potential load on their department? The Toagosei team stated that this has not occurred yet, but it will as the process continues. They did want to let the Committee know that the facility will have its own self-contained fire protectant system. It will have a fully alarmed system, fully sprinkled. They have done a code review with what the

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building codes and safety codes require in regard to that amount of water. Council member Little asked if that would be 3 tanks on site and the Toagosei team stated yes. Council Member Little asked if they would be required to have a NPDES permit (National Pollutant Discharge Elimination System) and OEPA permit? The Toagosei team stated they would look into that but then Mr. North stated that was with their wastewater permit and the team stated that yes that they would have to have all of the EPA permits required for air and water. The Mayor asked again, there is no chance for products getting outside the building on the ground. The Toagosei team stated no and that is why the trucks are even taken into the building. Council member Little stated that his biggest concern is during the reaction process if there is any chance of an explosion or discharge. Mr. Hammond stated that since everything is under a blanket of nitrogen gas it has no means to explode. Mr. North stated that the whole process is computerized so there is no chance for human error. Mr. Hammond stated that the reactor is stronger than the chemicals and is meant to withstand any reactions. Council member Little asked if there was an explosion hazard and Mr. Hammond stated no, that if anything it would just be more of a mess than anything. If that were to happen, they would simply shut down and clean everything up. Vice President and Chair Linda Hall introduced Howard Wade to the team. Council member Wade stated that he had a background of working at the Dupont Plant as a young apprentice. If anyone knows Dupont, they are very safety conscious. His first question is, has the ODNR been contacted? The Toagosei team stated no not yet at this point in the process and that they will deal with the EPA first. Council member Wade asked how do you go from making glue to making car batteries? The Toagosei team stated that the material being created is an actual binding material for the EV batteries, so they are not actually making the batteries. Council member Wade then asked if the products would be coming in from Japan. The Toagosei team answered that the majority of the products would be from here in the United States and only a small portion would be coming from overseas. Council member Wade then asked if they were only creating the stuff that goes inside the battery and not doing the finished product? The Toagosei team stated that no, it is simply a powder that is put into a bag that is then taken to the EV facility. Council member Wade asked if that facility was here in the United States? The Toagosei team stated that they are here in the US and one of the main facilities they will be supporting is off of 71 towards Jeffersonville in Fayette County and there may be others in the future. There is also another large plant in Kentucky that is owned by Ford that will be creating the EV batteries on I-65 and in Nashville. Council member Wade stated that they are always trying to improve the life of a battery. Will this product do this? Mr. North stated that this is part of the attraction of this product that it extends the range of the battery. That is the whole competitive arena in the electric battery vehicles is how far can you drive them. Council member Wade asked at this time who is their biggest competitor or who they are in a race with? The Toagosei team stated that this is a different technology, and they don't really have an answer for that. Council member Wade asked if the individual companies like Ford and Nissan were making their own batteries at their plants? The Toagosei team stated that currently no, they all purchase them, even Tesla. Vice President and Chair Linda asked when they believe they would begin construction and production? The Toagosei team stated that this year they are working on the design. They are currently at their 30% design review. By the end of November, they will be at their 90% design review and then if everything goes the way that Toagosei wants it to, the construction will begin in the first quarter of 2025. First saleable product coming from the plant will be in May of 2027. That is leaving a generous amount of time in there for commissions and testing to make sure that everything is perfect. Council member Little asked if once the completed product is done it will burn? The Toagosei teams stated that no it will not in its final form. They will also be engaging in a dust hazard study to make sure there is no hazard in that form as well. If so, there will be safety systems to account for it. Mr. Barnhart who is with the architecture design team stated that they worked with Code Consultants, Inc. and they specialize in hazardous materials and hazardous code interpretation and so they have already done a preliminary code analysis of the project and then we asked them to a further study of Chapter 21 of the International fire code. Once they receive that report they would like to meet with the Village and Fire Chief and do separate

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intermediate meetings to make sure they understand and are on board with what the interpretation of the code is. Council member Little asked what if a trailer brake hangs up and catches on fire and is carrying the product? The Toagosei team stated that one, it would be two separate deliveries so there would be nothing to react and if it is the powder, the powder would likely put the fire out, but it would do nothing to accelerate the fire. Honestly, this product in its final form is very similar to the polymer that is within a baby's diaper. Mayor Martin stated that when he is looking at the drawings, he doesn't see any parking. The Toagosei team stated that these drawings were just in development and there will be two additional parking areas from what is there now. Gray Construction met with Scott Beachy today to go over the amount of parking spaces required for the existing plant and the new plant. Mayor Martin asked how many full-time employees that would have at the new plant. The Toagosei team stated 59. The current parking lot will be shifted to another area. There will be parking in front of the new facility. There will be two parking areas. One to the west of the current driveway (around 100 spaces) and in front of the new building (around 60 spaces). Vice President and Chair Linda Hall asked if there were additional questions. Council member Wade asked what the draw to West Jefferson was for this project. The Toagosei team stated due to it being next door to the current facility is the main draw. The efficiency is obtained with one Administrative staff for two plans. 30 years ago, this site was the last that was visited out of 8-10 others. You have proximity to transportation with the interstate, a location that is close to at least one very large battery plant, and within a radius where the auto industry is likely to have suppliers for other areas such as Detroit and the southern states. Council member Wade asked if when the product comes in from overseas would it come into Rickenbacker or where would it come into? The Toagosei team stated that it would likely be shipped by cargo freight overseas.

Vice President and Chair Linda Hall asked if the Committee would like to recommend to Council? Motioned by Howard Wade and seconded by Jimmy Little.

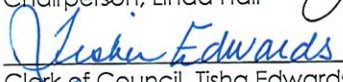
Roll Call- Linda Hall, Howard Wade, Jimmy Little. Carried 3-0

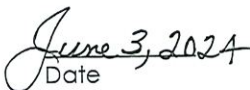
ADJOURN

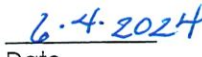
Motion to Adjourn by Jimmy Little at 6:07 p.m. seconded by Howard Wade.

All in favor


Chairperson, Linda Hall


Clerk of Council, Tisha Edwards


Date


Date



28 East Main Street
West Jefferson, Ohio 43162
Office# 614-379-5250

Director
Thomas A. Hale

Department of Development
thale@westjeffersonohio.gov

VILLAGE OF WEST JEFFERSON PLANNING/ZONING COMMISSION

Council Recommendation Form

- Planning & Zoning Meeting Date: April 3, 2024
- Project / Development: Toagosei America Inc.
- Representative: Scott North
- Case Number: WJV24-0002
- Address: Parcel #08-00143.000 & 08-00254.000
- Summary of Action / Recommendation:
To rezone from County Zoning to a Planned Commerce District (PCD).
Contingent upon annexation approval and submitted development text to Council.
- Chairman Signature / Date: Paula C. Hay April 3, 2024
- Council Approval / Disapproval Date: _____



DEPARTMENT OF DEVELOPMENT
28 EAST MAIN STREET
WEST JEFFERSON, OHIO 43162
#614-379-5250
buildingandzoning@westjeffersonohio.gov

VARIANCE / SITE PLAN APPROVAL

Applicant or your representative must attend the Hearing as scheduled or your request
WILL NOT be reviewed by the Planning and Zoning Commission.

Date: March 13, 2024

Permit # EWV24-0002

Purpose of Application: Variance _____ or Site Plan Approval _____

Other Re-zoning _____

Name of Applicant and/or Appellant Toagosei America Inc. _____

Phone Number 614-227-2087 Email snorth@porterwright.com _____

Parcel # 08-00143.00 and 08-00254.00 _____

Address 7370 US40, West Jefferson, OH 43162 _____

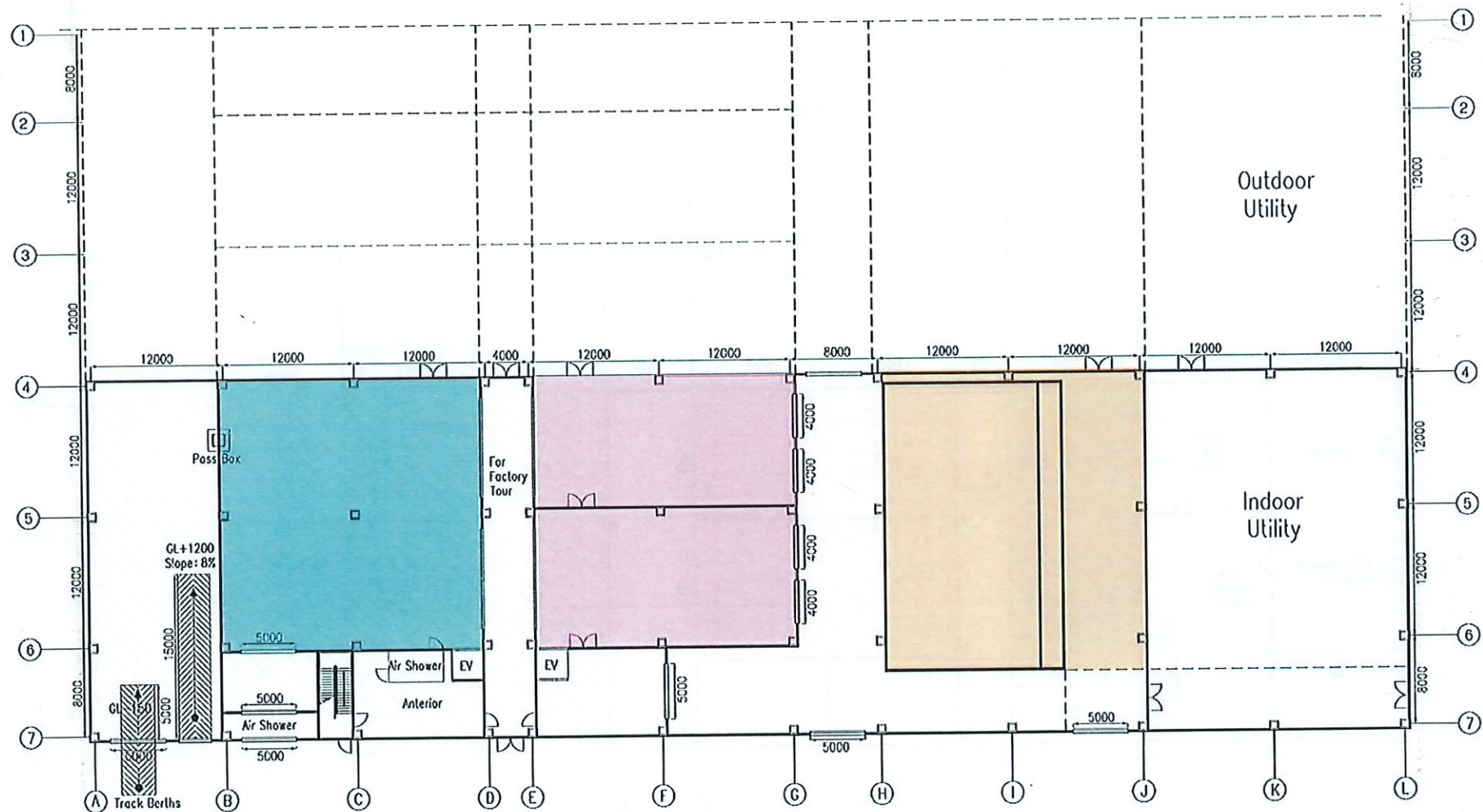
Legal Description of Property See attached _____

Purpose of Application Re-zone to PCD _____

Signature of Applicant/Appellant *snorth* Date: 3/13/2024

Date of Hearing by Planning and Zoning Commission _____

Accepted _____ Denied _____ Tabled _____



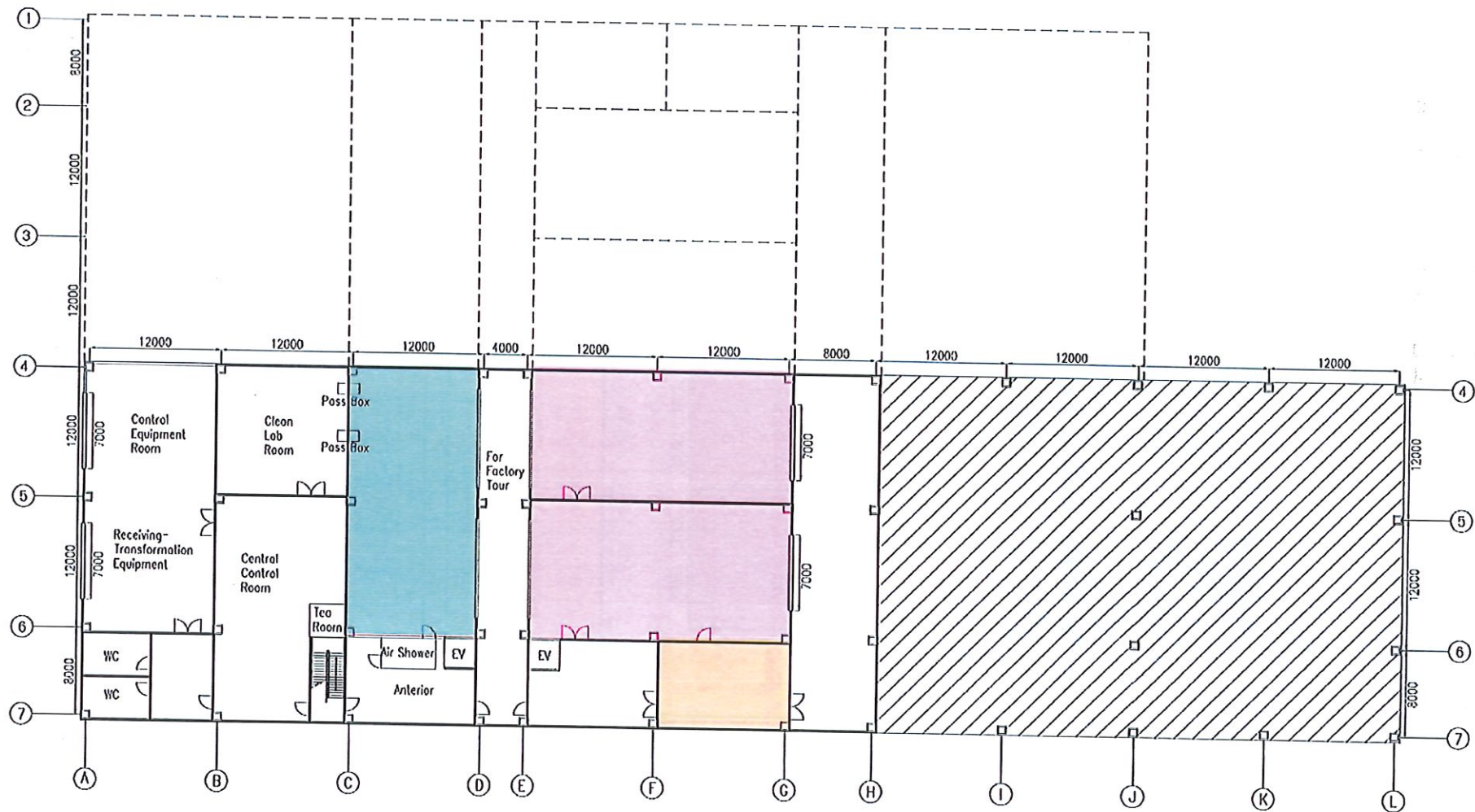
- Explosion Proof Area
- Explosion Proof & Air Conditioning Area
- Clean Room Class 8 & Air Conditioning Area

REV	DESCRIPTION	DATE	APPD	DATE
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2	FOR CONSTRUCTION	2000		2000.01.15
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20	FOR CONSTRUCTION	2000		2000.01.15

東亞合興株式會社

POLYMER PLANT
PLOT PLAN 1FL

SCALE: 1/4" = 1'-0" Dwg No. 105P-1FL



- Explosion Proof Area
- Explosion Proof & Air Conditioning Area
- Clean Room Class 8 & Air Conditioning Area

REV	DESCRIPTION	DRAWN	CHECKED	DATE
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97	FOR CONSTRUCTION	1/20/20	1/20/20	1/20/20
98	FOR CONSTRUCTION	1/20/20	1/20/20	1/20/20
99	FOR CONSTRUCTION	1/20/20	1/20/20	1/20/20
100	FOR CONSTRUCTION	1/20/20	1/20/20	1/20/20

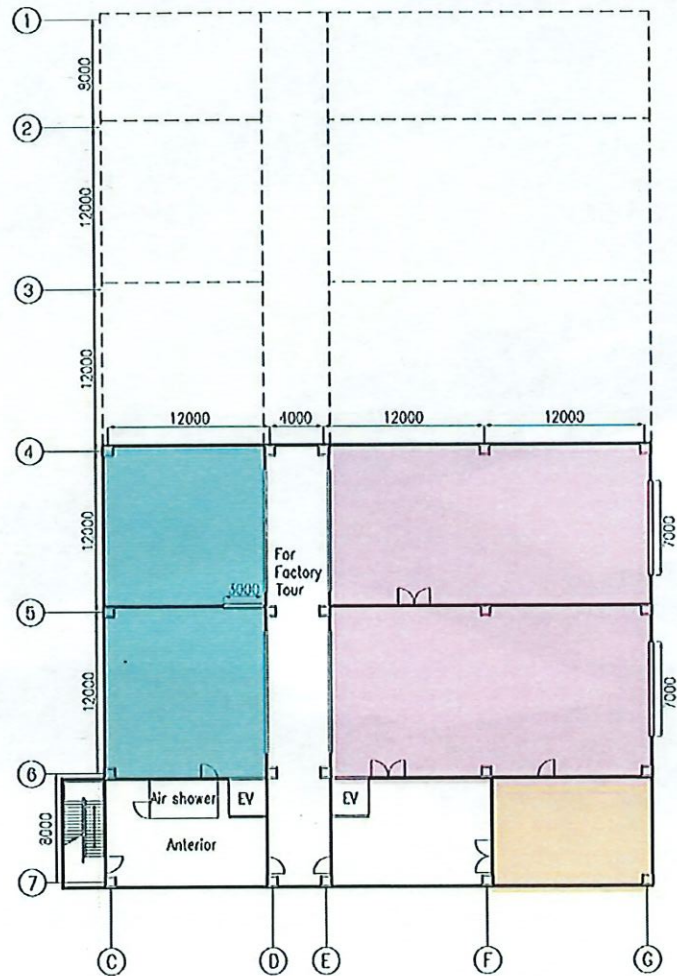
東亞合成株式会社

POLYMER PLANT

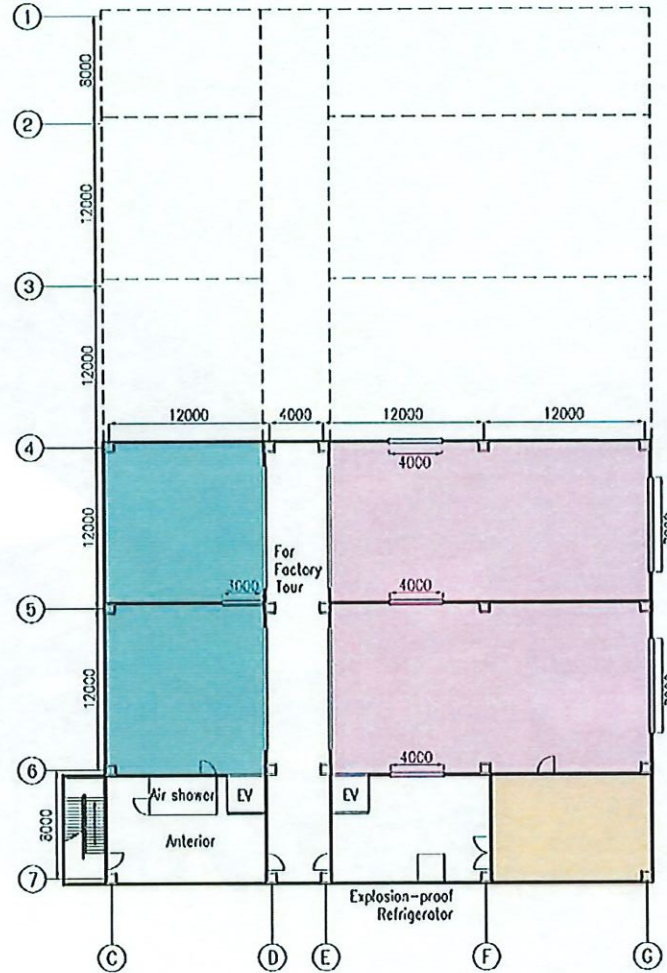
PLOT PLAN 2FL

SCALE 1/500 NO. 105P-2FL

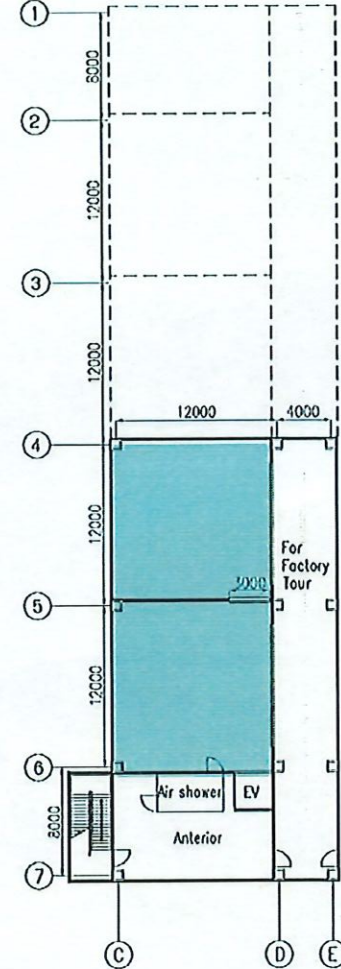
3FL



4FL



5FL



- Explosion Proof Area
- Explosion Proof & Air Conditioning Area
- Clean Room Class 8 & Air Conditioning Area

REV	DESCRIPTION	DRAWN	CHECK	APPD	DATE
1	DATE: 2019.08.01	1/2019			2019.08.01
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POLYMER PLANT
PLOT PLAN 3FL~5FL

SCALE 1/1000 Dwg NO. 101P-201-5FL





