



**PORTS**  
*of* INDIANA

**Mount Vernon Rail  
Overview Presentation**

# INDIANA – Powered by Water

- 57% of the state's border is water
- 12<sup>th</sup> ranked state for maritime shipping
- 6<sup>th</sup> ranked for domestic maritime shipping

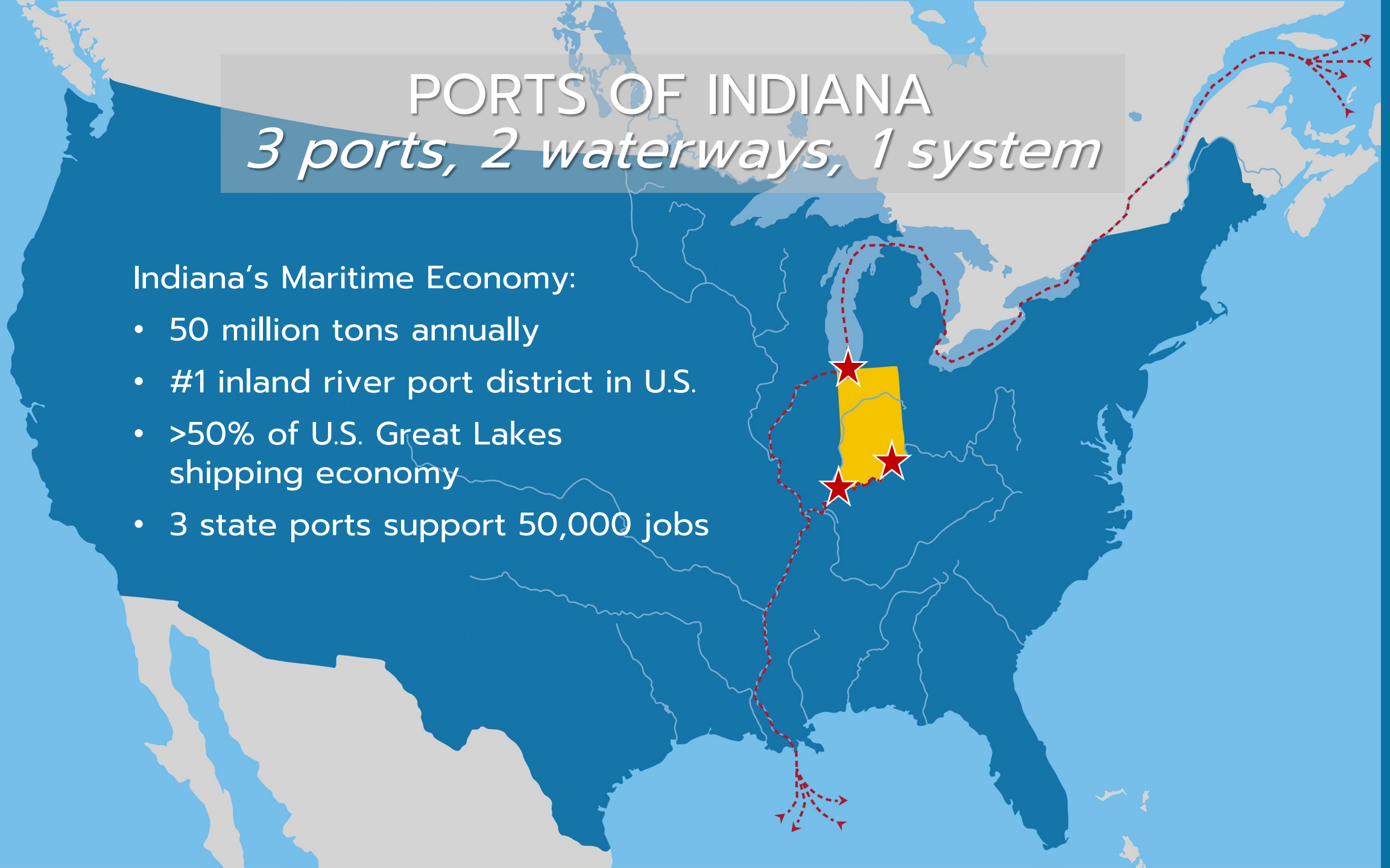


# PORTS OF INDIANA

*3 ports, 2 waterways, 1 system*

## Indiana's Maritime Economy:

- 50 million tons annually
- #1 inland river port district in U.S.
- >50% of U.S. Great Lakes shipping economy
- 3 state ports support 50,000 jobs



# Ocean access to the Midwest

- Ports of Indiana operates 3 ports on 2 waterways
- 12-month access to Gulf of Mexico via inland rivers
- Direct ocean carrier service via Great Lakes

Burns Harbor  
Mount Vernon  
Jeffersonville  
Ohio R.

Illinois R.

Mississippi R.

St. Lawrence Seaway





# Proximity to Major Markets

## Ports of Indiana-Mount Vernon

- 15 miles to Evansville-IN
- 55 miles to Owensboro-KY
- 170 to Nashville-TN
- 185 miles to Indianapolis-IN
- 265 miles to St. Louis-MO

## Ports of Indiana-Jeffersonville

- 8 miles to Louisville-KY
- 75 miles to Lexington-KY
- 95 miles to Cincinnati-IN
- 110 miles to Indianapolis-IN
- 180 to Nashville-TN

## Ports of Indiana-Burns Harbor

- 30 miles to Chicago-IL
- 125 miles to Fort Wayne-IN
- 140 miles to Grand Rapids-MI
- 150 miles to Indianapolis-IN
- 190 miles to Davenport-IA





# PORTS OF INDIANA - MOUNT VERNON

- Indiana's largest public port with access to 5 Class I railroads
- Home to some of biggest ethanol, coal, soy-processing terminals in Midwest



15 miles from  
Evansville, IN





# PORTS of INDIANA

The Mt. Vernon port opened in 1976 and is operated by Ports of Indiana, a statewide port authority managing 3 ports that generate significant economic benefits for Indiana's economy.

**\$8.2B**

**\$552M**

**2,800**

**51,279**

**\$0**

INDIANA  
ECONOMIC IMPACT

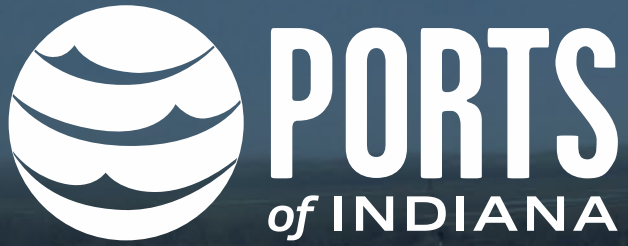
IN STATE &  
LOCAL TAXES  
GENERATED

ACRES MANAGED

JOBS

TAX DOLLARS USED  
IN PORT OPERATIONS





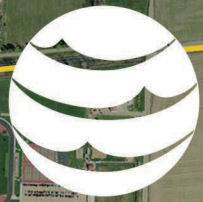
## MOUNT VERNON:

- Largest inland port district in U.S.
- Located in Evansville-IN Metro
- 30 miles from median center of US population
- 600 acres available for new development
- Rail service by CSX, NS, UP, BNSF, CN, Evansville Western, Port Railroad provides switching
- Foreign-Trade Zone available



Mount Vernon



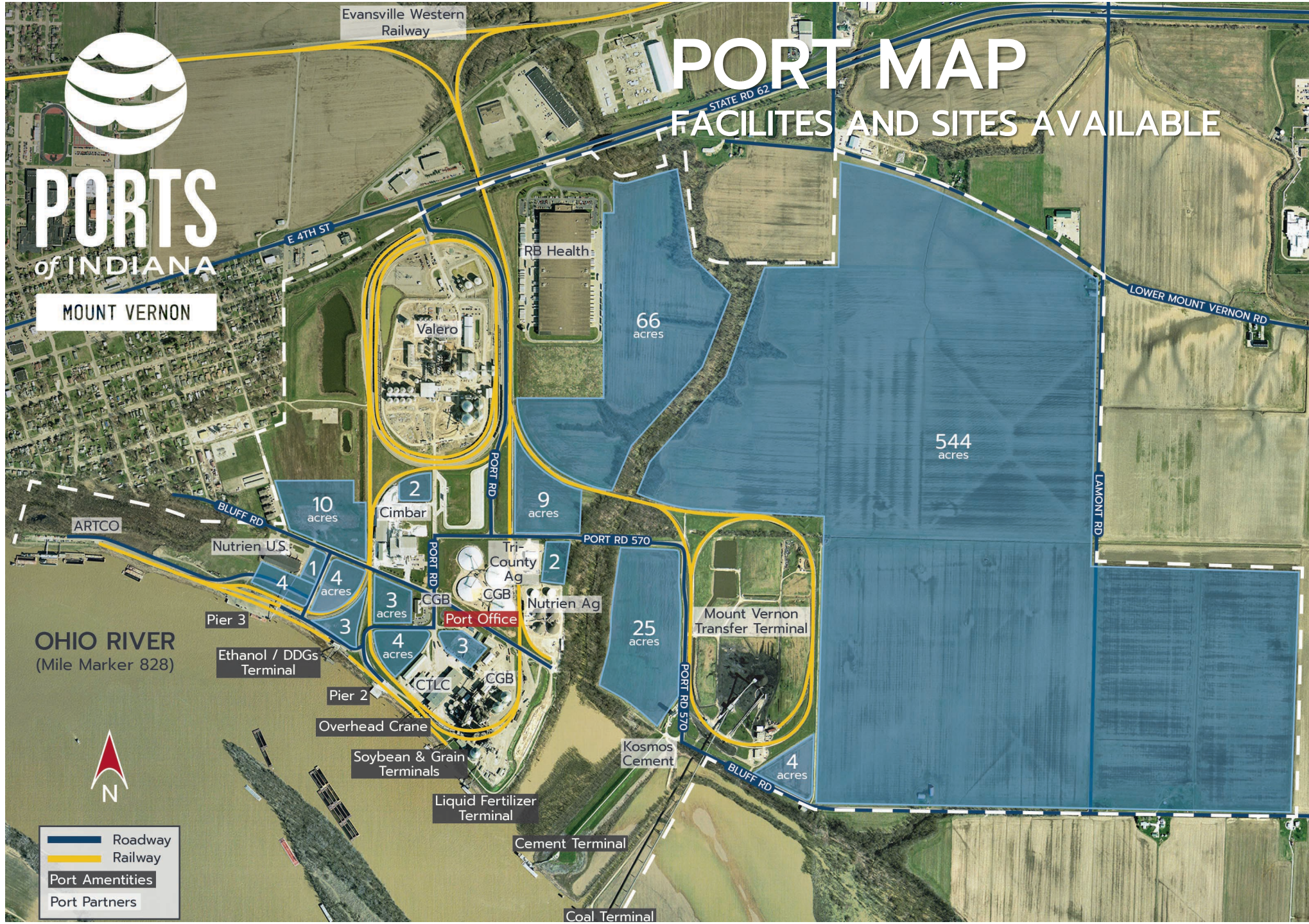


**PORTS**  
of INDIANA

**MOUNT VERNON**

# PORT MAP

## FACILITIES AND SITES AVAILABLE



**OHIO RIVER**  
(Mile Marker 828)

- Roadway
- Railway
- Port Amenities
- Port Partners



# Port Logistics Connections

## River

- Year-round barge service on Ohio River, served by all barge lines
- 153 miles to Mississippi River
- Barge transit time to New Orleans is 8-10 days
- Harbor service and barge fleet provided by ARTCO (located at port)

## Rail

- The Port has its own common carrier railroad, **Port Terminal Railroad**, providing local rail switching services
- Class I overhead connections: BNSF, UP, CSX, NS, CN
- Evansville Western serves the Port with overhead connections to Port businesses

## Road

- Port located on Hwy 62 (4-lane)
- Interstate 69 (approximately 22 miles east)
- Interstate 64 (approximately 20 miles north)



# Top Strategic Industrial Site

*Plug-n-play infrastructure with major logistical advantages*

- 5 CLASS I RAILROADS
- NEAR CONFLUENCE OF OHIO-MISSISSIPPI
- MEDIAN CENTER OF U.S. POPULATION
- AT ONE OF BUSIEST INLAND PORTS





# One of Midwest's Largest River-Rail Connections

- #1 ranked inland port by tons
- Up to 50,000 railcars per year



CONNECT TO



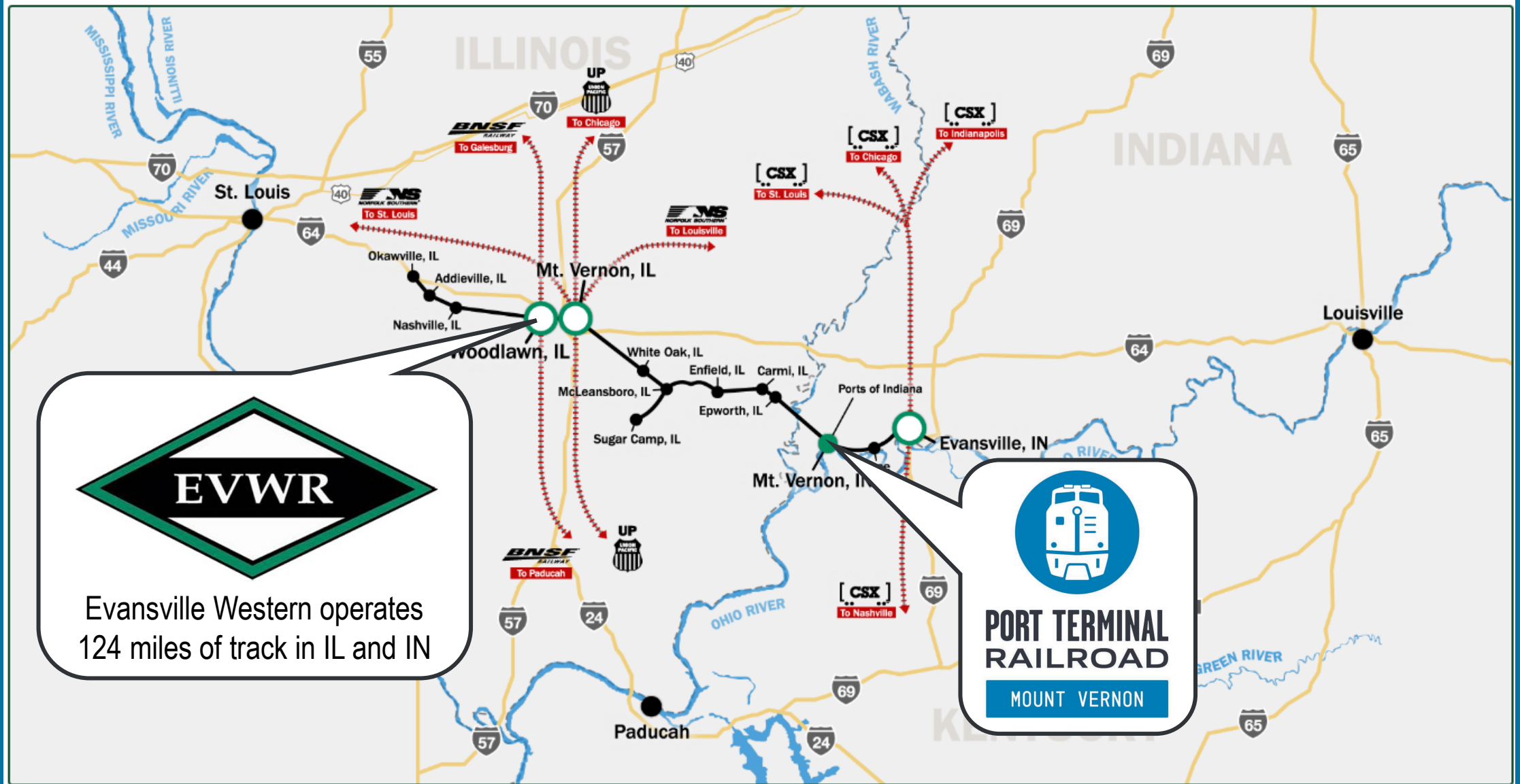
SAINT LOUIS 154 MILES AWAY  
LOUISVILLE 138 MILES AWAY



MORE VIDEOS



# RAIL CONNECTIONS TO THE PORT



**EVWR**

Evansville Western operates 124 miles of track in IL and IN

**PORT TERMINAL RAILROAD**

MOUNT VERNON

# River-Rail Connection

- 8 barge terminals
- 5-10M tons annually



## River Terminals Facilities:

- General Cargo Terminal (55K sq ft)
- Public Pier 2 (13K sq ft)
- Public Pier 3 (50K sq ft)
- DDG/Ethanol Dock
- Grain/Soybean Terminal
- Cement Terminal
- Liquid Fertilizer Terminal
- Drydock Facility



# Evansville Western Railway

*EVWR began operations on January 1, 2006, as a full-service railroad over 124.5 miles of rail between Evansville, IN, and Okawville, IL, including a branch line at Mt. Vernon, IN. The EVWR is headquartered in Mt. Vernon, IN.*

*EVWR is strategically located in the heart of the nation's highway and inland waterway system, with a rail-barge transfer facility on the Ohio River at Ports of Indiana-Mt. Vernon. The railroad connects with the UP and NS at Mt. Vernon, IL; with the BNSF at Woodlawn, IL; and with the CSXT at its Howell Yard in Evansville, IN. It serves >30 on-line customers and handles a variety of commodities including coal, grain and food products, chemicals and fertilizer, lumber and other building materials.*

*EVWR is a privately held corporation and subsidiary of **P&L Transportation**, Inc., a Delaware Corporation.*





# Mount Vernon General Cargo Facilities

- 90,000 SF of indoor storage in 3 buildings
- 15 acres of outdoor storage areas
- 600 acres available for new development
- Foreign-Trade Zone #177





# \$2.5M Terminal Upgrades Completed in 2023

- New barge winches
- New Zenar overhead crane
- New concrete floor
- RFP issued in 2023



**GENERAL CARGO TERMINAL**  
**HEAVY-HAUL ROADWAYS**

**\$30M+** ONSITE INFRASTRUCTURE





**200-CAR RAIL STORAGE CAPACITY**

**8 MILES OF RAIL**

**Transload capabilities  
between 3 rail tracks  
on 2 levels, plus barge,  
truck, and warehouse**





# Rail-to-Barge Transload



Crane can be operated  
from cab or remote



# Rail-to-Barge Transload

- 60-ton lift capacity
- Dual-lift capability
- Handled up to 240,000 tons of steel coils per year







# Container on Barge Opportunities

- Previously handled container on barge shipments from Mexico
- MARAD approved for a container on barge project



# Mount Vernon Port Operations







# MEGASITE

GREENFIELD SITE LOCATED IN  
HEAVY INDUSTRIAL COMPLEX





# Port Financial Considerations

The Port site offers significant economic benefits and operational efficiencies for companies that use rail and barge shipping.

- **Lower Transportation Costs:** Steel shippers estimate port sites offer \$10/ton in logistics savings
- **Market Access:** Rail/barge connections offer year-round access to domestic/international markets (via Gulf barges, West Coast rail, etc.)
- **Infrastructure Savings:** Port has \$30M of infrastructure ready for use
- **Infrastructure Grants:** Ports of Indiana can act as a public sponsor for federal grants that support capital investments by private companies
- **Shorter Permitting Timeline:** Port sites can save 12-24 months in development time, adding 1-2 years of revenue to a project
- **Port Financing Savings:** Company can conserve upfront capital and save 7% in sales tax on construction materials
- **Real Estate Tax Savings:** No real estate taxes are due on port land
- **Port Operation Services:** Port can provide operating services for multimodal transport and cargo handling as needed
- **Business Synergies:** The Ports of Indiana family of companies offers major synergies on site and throughout the Midwest



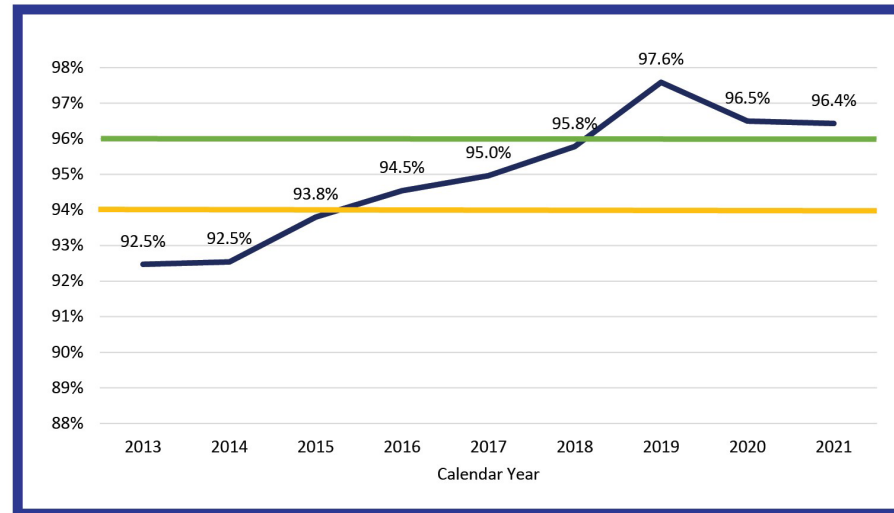
# INDIANA: TOP RANKED INFRASTRUCTURE



- CNBC ranked Indiana among Top 5 states for infrastructure for 2021
- Indiana has ranked Top 5 for 5-straight years and 1<sup>st</sup> in 2016 & 2019

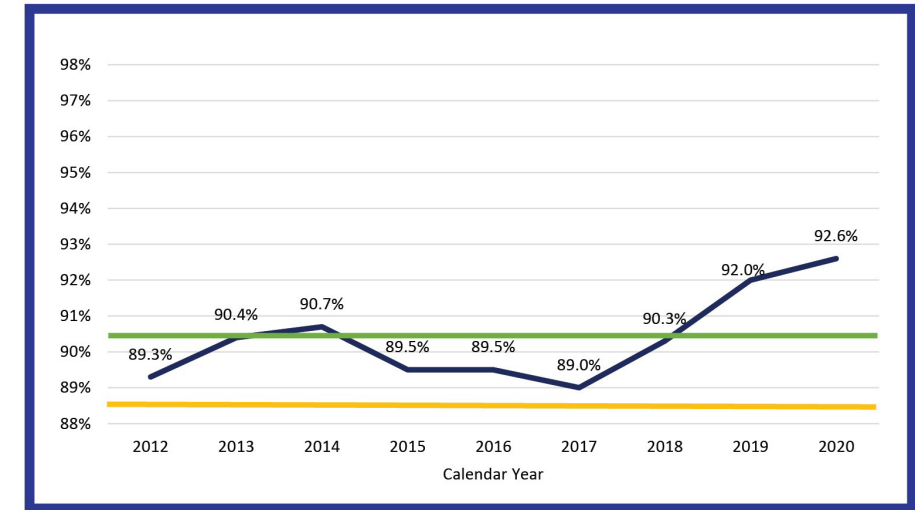


## Well-Maintained Bridges



Percentage of bridges with all elements (deck, superstructure, substructure, wearing surface, and culvert) rated at 5 or above on the Federal Highway Administration NBIS bridge rating scale, reported cumulatively.

## State-Controlled Roads in Fair or Better Condition



Percentage of state-controlled roads in fair condition or better, based on International Roughness Index, which measures pavement roughness in inches per mile, reported annually.







# NEW I-69 HIGHWAY and OHIO RIVER BRIDGE



## I-69: A New Interstate Connection

- When complete, I-69 will serve as a new north-south interstate from Canada to Mexico
- IN: Work is underway on the final section of I-69 from Martinsville to Indianapolis
- KY: Upgraded 100+ miles of parkway with 126 miles of I-69 in place

### NEWS

## Holcomb announced \$475 million in road projects; I-69 among upcoming work



MACABE BROWN / Courier & Press  
[Holcomb announced \\$475 million in road projects; I-69 among upcoming work \(courierpress.com\)](https://www.courierpress.com)

ORX Section 1	
2020	Design
2021	Right of Way and Utilities Coordination
2022-2025	Construction
<b>Estimated Cost: \$237 million (Year of Expenditure)</b>	

ORX Section 2	
2025	Design
2026	Right of Way and Utilities Coordination
2027-2031	Construction
<b>Estimated Cost: \$975 million (Year of Expenditure)</b>	



# HIGHWAY 62 IMPROVEMENTS

Extensive improvements are planned for the Highway 62-Lloyd Expressway which connects Mt. Vernon to I-69:

Includes more than a **dozen improvement projects**

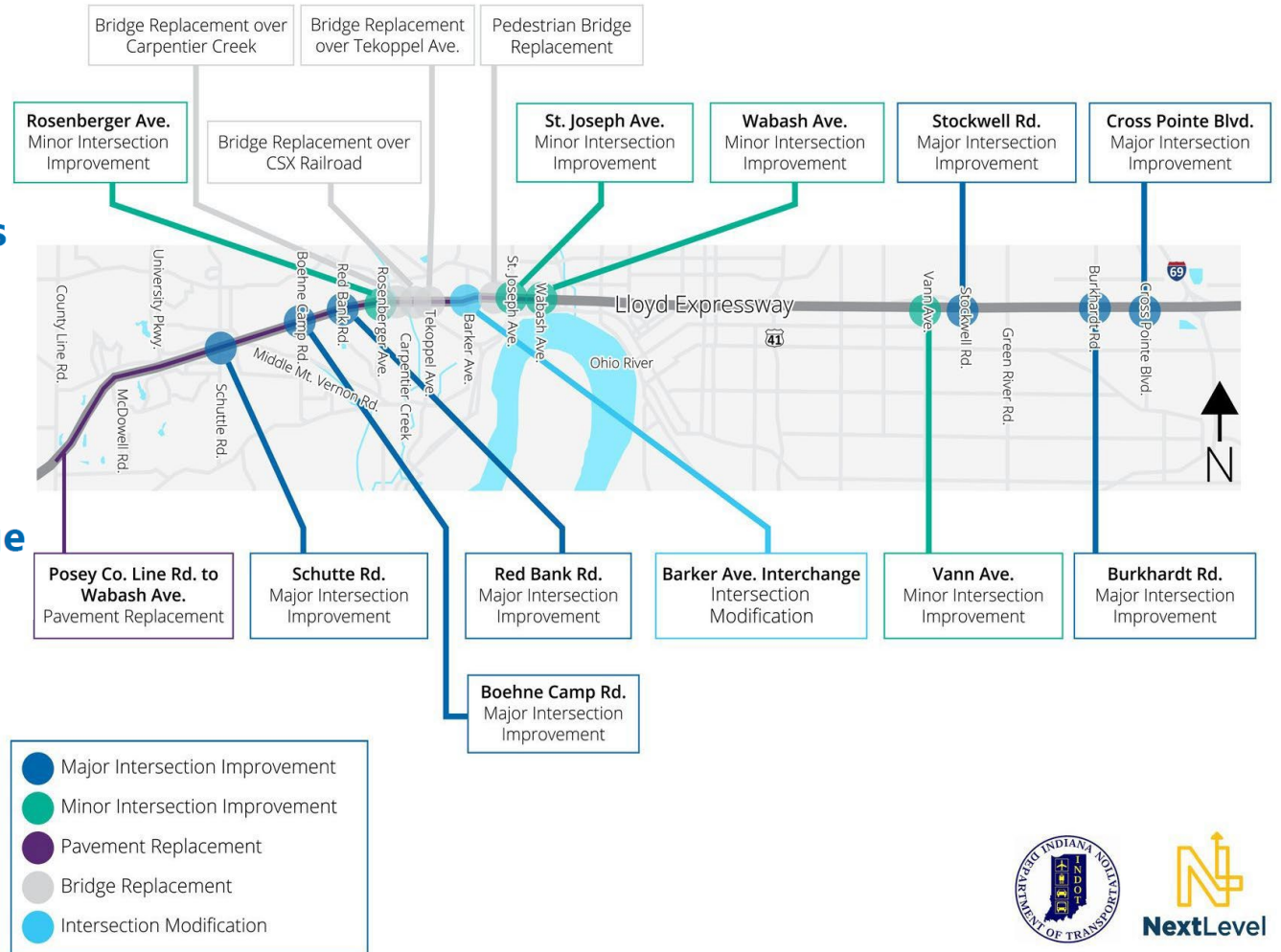
INDOT plans to invest **more than \$100 million**

Projects extend **across Vanderburgh County**, from Cross Pointe Boulevard to Posey County Line Road

Projects include **intersection improvements, bridge replacements, pavement replacement and more**

Phase One construction expected in **spring 2024**

Phase Two construction expected in **spring 2025**





# WHY SOUTHWEST INDIANA?





# Why Southwest Indiana:

## Global influence.

The Southwest Indiana region consists of four counties—Gibson, Posey, Vanderburgh and Warrick, —and the City of Evansville, Indiana’s 3rd largest city. We are home to international businesses and their expansive, global supply chains. Our favorable business environment provides a continued track record of success for our region. We offer tax incentives and other services to save your business time and money.



Evolved from one manufacturing facility in Evansville, Indiana, to over 130 facilities throughout the world. Grown from less than \$25 million in annual revenue in 1983 to now over \$7 billion.



Over 7,000 Toyota team members assemble more than 400,000 vehicles each year, including the Sequoia, Highlander/Highlander Hybrid SUVs, and Sienna. Additionally, across Indiana, thousands more are employed at supplier companies. Total investment in Gibson County more than \$5.8 billion & growing.



Since August of 2015, AstraZeneca has operated its largest U.S. facility in Posey County. The biopharmaceutical company manufactures products used in treating diabetes and cancer worldwide. And most recently has been a leader in the development and distribution of the COVID-19 vaccine.



A global industry leader in bauxite, alumina and aluminum products, with a strong portfolio of value-added cast and rolled products and substantial energy assets. Alcoa created the aluminum industry in 1888 and continue to define it.



# Why Southwest Indiana: By the Numbers

**348,616**

METRO POPULATION

**176,744**

LABOR WORKFORCE

**63.3%**

WORKFORCE PARTICIPATION RATE

**27.0%**

BACHELOR'S DEGREE OR HIGHER

**\$55,276**

MEDIAN HOUSEHOLD INCOME

**\$136,588**

MEDIAN HOUSE VALUE

**21.0**

MEAN COMMUTE TIME  
(21.9% LESS THAN NATIONAL AVERAGE)

**92.0**

COST OF LIVING INDEX IS 6.9% LOWER  
THAN THE NATIONAL AVERAGE

**I-69**

CENTER POINT TO THE I-69  
CORRIDOR CONNECTING MEXICO TO  
CANADA

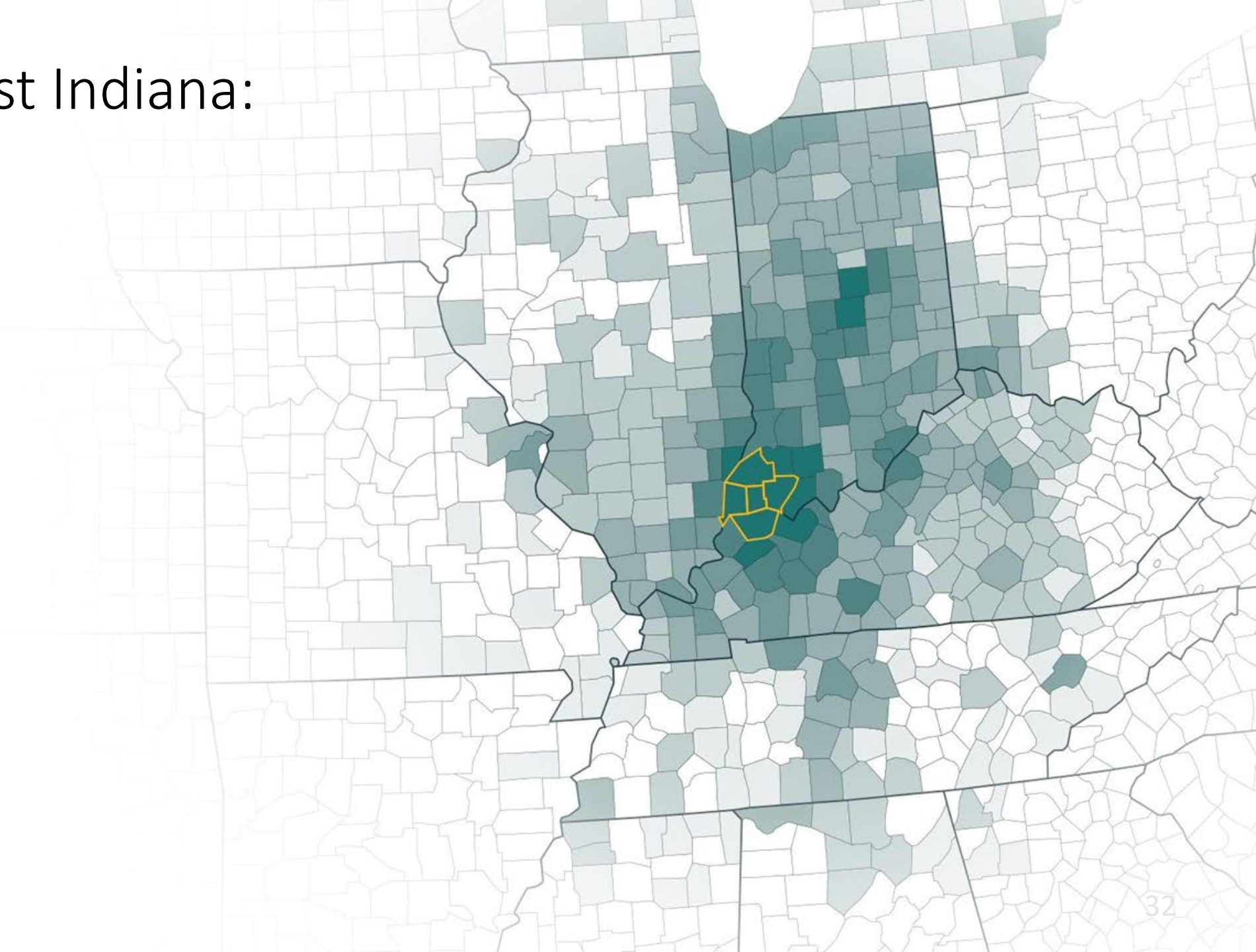




# Why Southwest Indiana: Workforce

## Over 25,000 Commute Here Each Day

It's easy to see why thousands of people come to the Evansville Region to work each day. Our jobs are plentiful; our location sits conveniently near major interstates and highways, and our commitment to long-term workforce training is second to none.





# Why Southwest Indiana: Location

**Businesses start here and thrive.**

Located 60 miles south of the median center of U.S. population, the Evansville Region offers lower transportation costs and easy access to almost every U.S. market. We are uniquely centralized between four major metropolises—Indianapolis, Louisville, Nashville, and St. Louis.







# Why Southwest Indiana: Logistics

As part of Indiana, we are the national leader in pass-through interstates, home to the 2nd largest FedEx air hub worldwide, and 3rd in both total freight railroads and truck tractor registrations.



**#1**

Connecting Interstates



**#2**

Largest FedEx Air Hub in the World



**#3**

Total Freight Railroads



**#3**

Truck Tractor Registrations



# Top 15 Employers



6,500  
MEDICAL SERVICES



5,400  
MOTOR VEHICLES



3,529  
MEDICAL SERVICES



3,425  
EDUCATION



2,699  
INFECTION-MOLDED PLASTICS



2,604  
EDUCATION



1,800  
INDUSTRIAL & AUTO PARTS MANUFACTURING



1,650  
CONSTRUCTION AND ENGINEERING



1,575  
ALUMINUM SHEET & INGOT



1,200  
DISTRIBUTION CENTER



1,200  
UTILITY - GAS & ELECTRIC



1,171  
FINANCIAL SERVICES



1,100  
ENGINEERING THERMOPLASTICS



1,051  
AUTOMOTIVE SEATING



920  
FINANCIAL SERVICES



# Industry: Advanced Manufacturing

The Evansville Region is home to multiple global advanced manufacturing influencers. Our region has the expertise to provide information and guidance to create, relocate, and expand businesses as new investments are researched and developed for success.



2021 \$803 million investment to add two electric vehicles to production line and addition of 1,400 jobs.



Working with global manufacturers including Toyota, Airbus and Lifetime to Implement solutions for automated finishing systems, environmental, acoustical and thermal requirements.



TOYOTA BOSHOKU INDIANA

Manufacturer of automotive interior components for the Toyota Sienna and Toyota Highlander including door and seat assembly.



Assemblers of instrument panels and overhead systems, and of glass for Toyota Sienna, Toyota Sequoia, and Toyota Highlander.



Develops specialty, high performance coatings for plastics, glass, film, and metal for GM, Ford, and Chrysler as well as sporting goods manufacturers.



Gibbs is a manufacturer of precision die-cast, machined, and assembled products for the automotive, appliance and alternative energy industries.



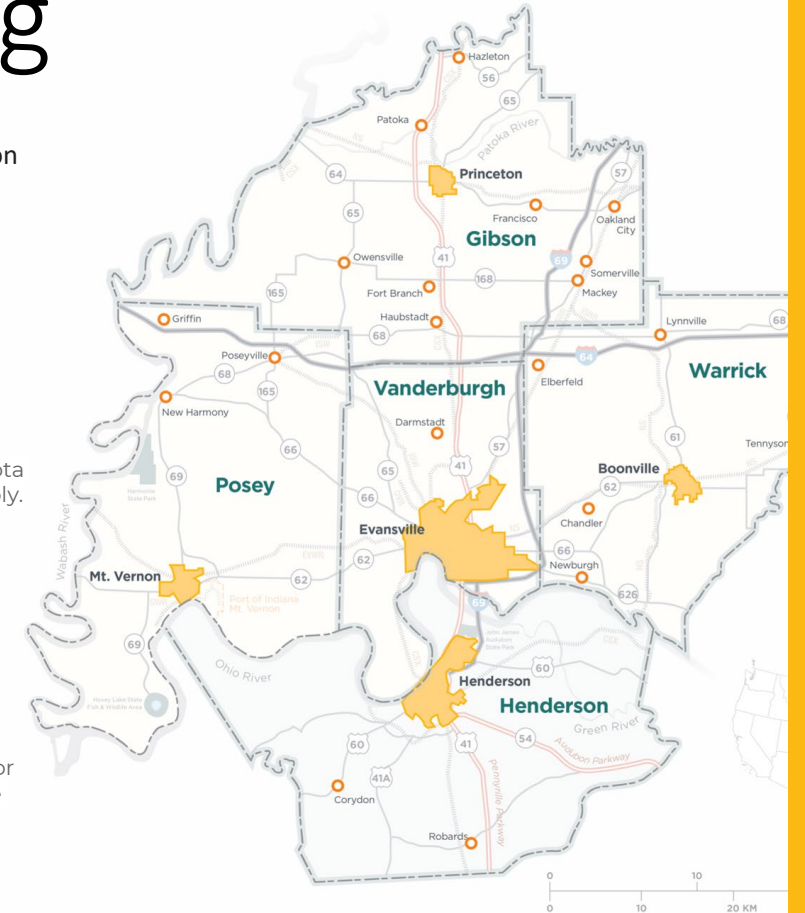
Serving automotive manufacturers and top tier suppliers worldwide as the largest supplier of sealants and adhesives.



Automotive industry's premier supplier of safety-critical seat structures and mechanisms.



One of the world's largest petrochemical manufacturers and home to the largest manufacturing facility in North America.





# Toyota Motor Manufacturing Indiana



Product/Service:

**Motor Vehicles**

Employees:

**7,000**

With its 25th anniversary right around the corner, Toyota announced an \$803 million investment and 1,400 new jobs at the Princeton in preparation to introduce two all-new, three-row SUVs. Since the first Tundra—the original TMMI vehicle—rolled off the production line in 1998, Toyota’s total investment in the Princeton site is \$6.6 billion. TMMI currently assembles the all-hybrid Sienna minivan, Highlander/Highlander Hybrid SUV and Sequoia full-size SUV, and has the capacity to assemble more than 420,000 vehicles annually. And, the team is well-positioned with more than 7,000 employees already, the investment will add another 1,400 and cement its ability to take on two new vehicles.





# Why Southwest Indiana: Education

From first in the nation to first in Indiana, the Evansville region has the best education facilities in the Midwest.

## SIGNATURE SCHOOL

#1 High School in Indiana\*  
#1 Most Challenging High School in the Nation\*\*

## Stone Family Center for Health Sciences

Indiana University, University of Evansville and the University of Southern Indiana in partnership with four regional healthcare campuses.



#1 Study Abroad Program in America\*\*\*  
#4 Best Regional University (Midwest)†



Home to Southern Indiana Japanese School  
60 Engineering Bachelor Programs



#3 Best Trade School in the Nation††  
#1 Licensed Practical Nurse (LPN) in Indiana†††  
#2 Associate of Science in Nursing (ASN) in Indiana



Top 5 Career & Technical Center in the Nation  
Indiana STEM Certified School  
100 Programs Driven by Local Businesses



The Gibson County Center for Advanced Manufacturing and Logistics serves southwestern Indiana's industrial corridor.



Ranked #5 in the Midwest for social mobility.



\*Best High Schools U.S. News GOLD \*\*Jay Mathews Challenge Index \*\*\*BestCollegeReviews.org  
†U.S. News & World Report 2021 Rankings \*\*††<https://www.smartservice.com/smart-service-blog/10-best-trade-schools-in-the-united-states/>  
†††[nursingschoolsalmanac.com](https://nursingschoolsalmanac.com)



# Indiana offers One of the Best Business Climates in U.S.

## COMPETITIVE TAX CLIMATE

4.9% Corporate Income Tax Rate

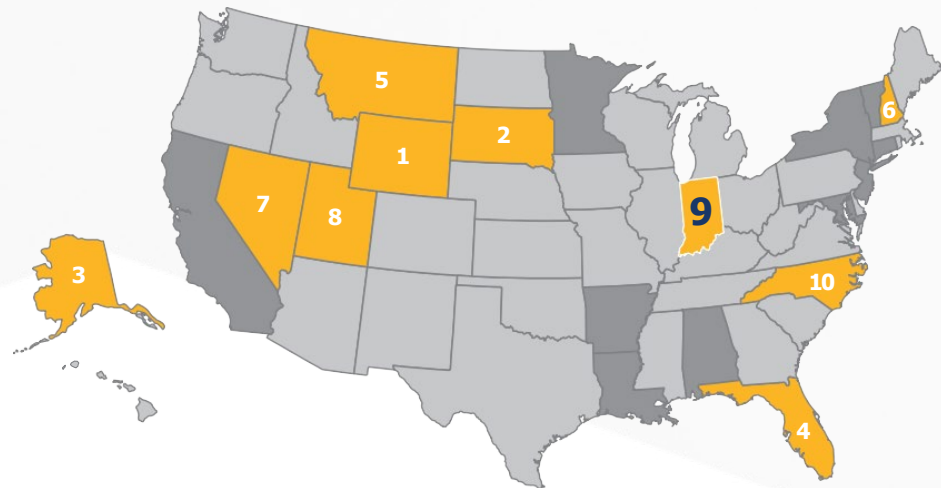
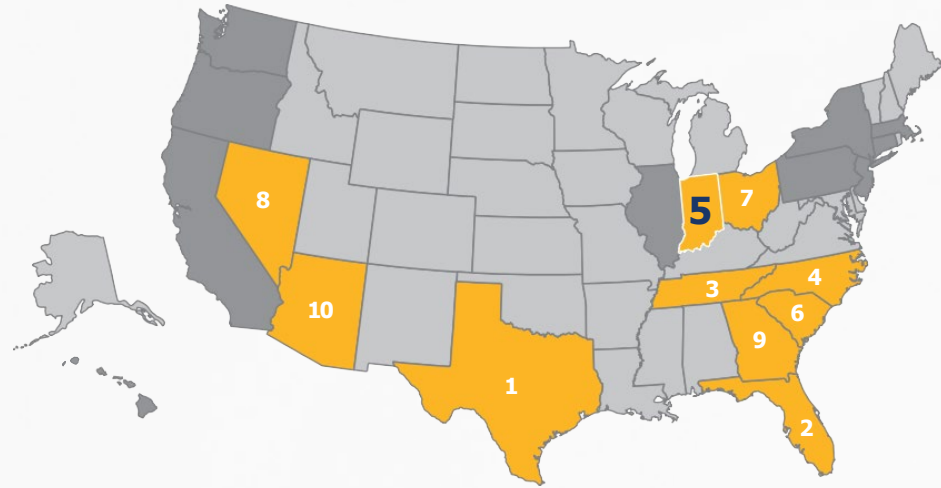
3.23% Personal Income Tax Rate

1-3% Capped Property Taxes

No Inventory Tax

No Manufacturing Equipment Tax

No Inheritance Tax



TOP 10  
BOTTOM 10





**PORTS**  
*of* INDIANA