



6th Avenue and Croco Road, Topeka, Kansas

RESER'S COMPANY OVERVIEW

- Mildred Reser started selling homemade potato salad to local stores in 1950
- New plant in Topeka in 1991 allowed business to expand Eastward
- Now distributed in all 50 states, Canada and Mexico
- 15 manufacturing plants, over 4,000 employees
- Family-owned and family-run
- Long-standing partnership with the Topeka community – long history of Reser's investment

PROJECT OVERVIEW

PROJECT SUMMARY

- \$86.5MM investment, 180 new jobs
- Two-phase project
 - Phase One: \$67MM investment, new plant, 40 new jobs – anticipated completion Jan 2018
 - Phase Two: \$19.5MM facility investment, 140 new jobs – anticipated completion Fall 2019

LOCATION



Current Reser's Campus
including Salad Plant &
Distribution Center

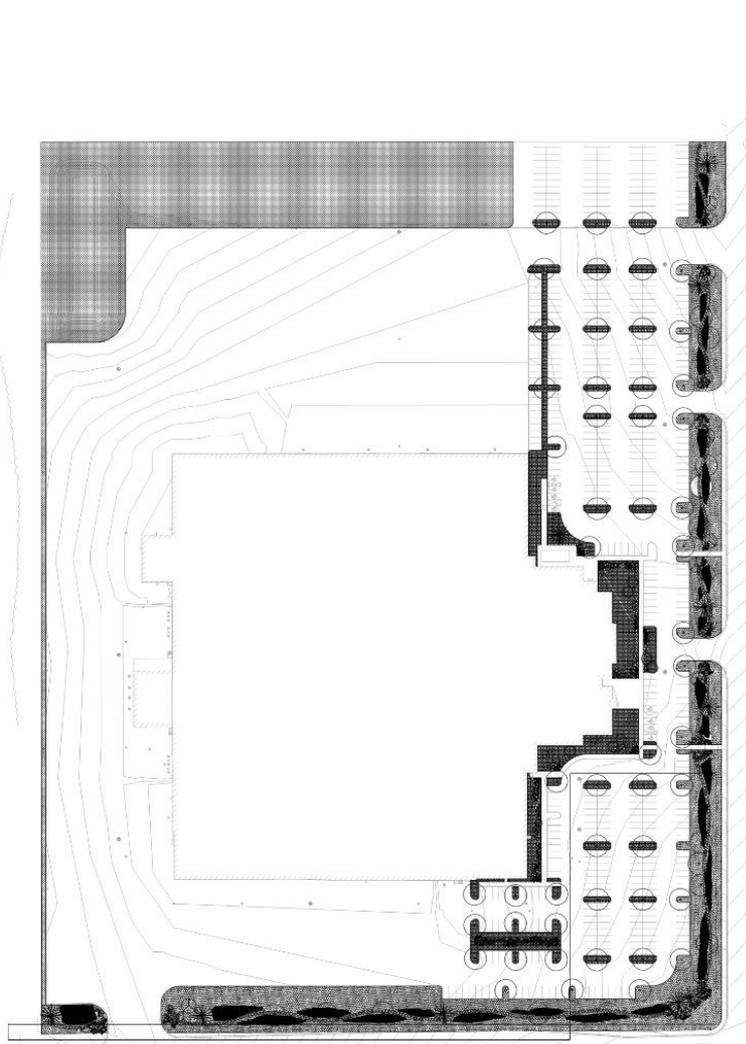
Proposed
facility site: 6th
& Croco



PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT



PLANTING LEGEND

QUANTITIES ARE FOR OVERALL SITE

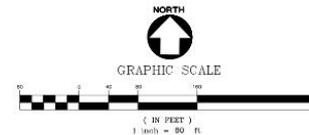
TREES	QTY.	SCIENTIFIC NAME / COMMON NAME
	—	LARGE SHADE TREE 1
	—	LARGE SHADE TREE 2
	—	LARGE EVERGREEN TREE 1
	—	ORNAMENTAL TREE 1
	—	ORNAMENTAL TREE 2
	—	ORNAMENTAL TREE 3
	—	ORNAMENTAL TREE 4
SHRUBS		
	—	LARGE SHRUB 1
	—	SMALL SHRUB 1
	—	SMALL SHRUB 2
GROUNDCOVER		
	—	GROUNDCOVER 1
	—	GROUNDCOVER 2
SEEDING		
	—	FIELDGRASS
ANNUALS/PERENNIALS		
	—	ANNUALS / PERENNIALS

TABLE OF POSSIBLE PLANT SELECTIONS

- TREES**
 DWAIN REDWOOD
 D.M.
 PATWICK RED ASH
 BURCHARDY BELLE MAPLE
 EASTERN REDBELL
 SIBERIAN SPRUCE
 BIRCHCOTT JUNIPER
- SHRUBS**
 ALLEGHANY VIBURNUM
 FLOWER CANOPY ROSE
 DOGWOOD HYDRANGEA
 FRAGRANT VIBURNUM
 DECLINE SHIBBIA
 ROSE LIGHTS AZALEA
 PRINCE OF WALES CREEPING JUNIPER
 SANBROOK JUNIPER
 BLUE PRINCE HOLLY
 BLUE PRINCESS HOLLY
 CRABON PIGEON BARBERRY
- ORNAMENTAL GRASSES**
 WEATHER REED GRASS
 VARIETY BLUE MAIDEN GRASS
- PERENNIALS AND ANNUALS**
 MAY NIGHT SALVIA
 STELLA DORO BLY JULY

NOTES

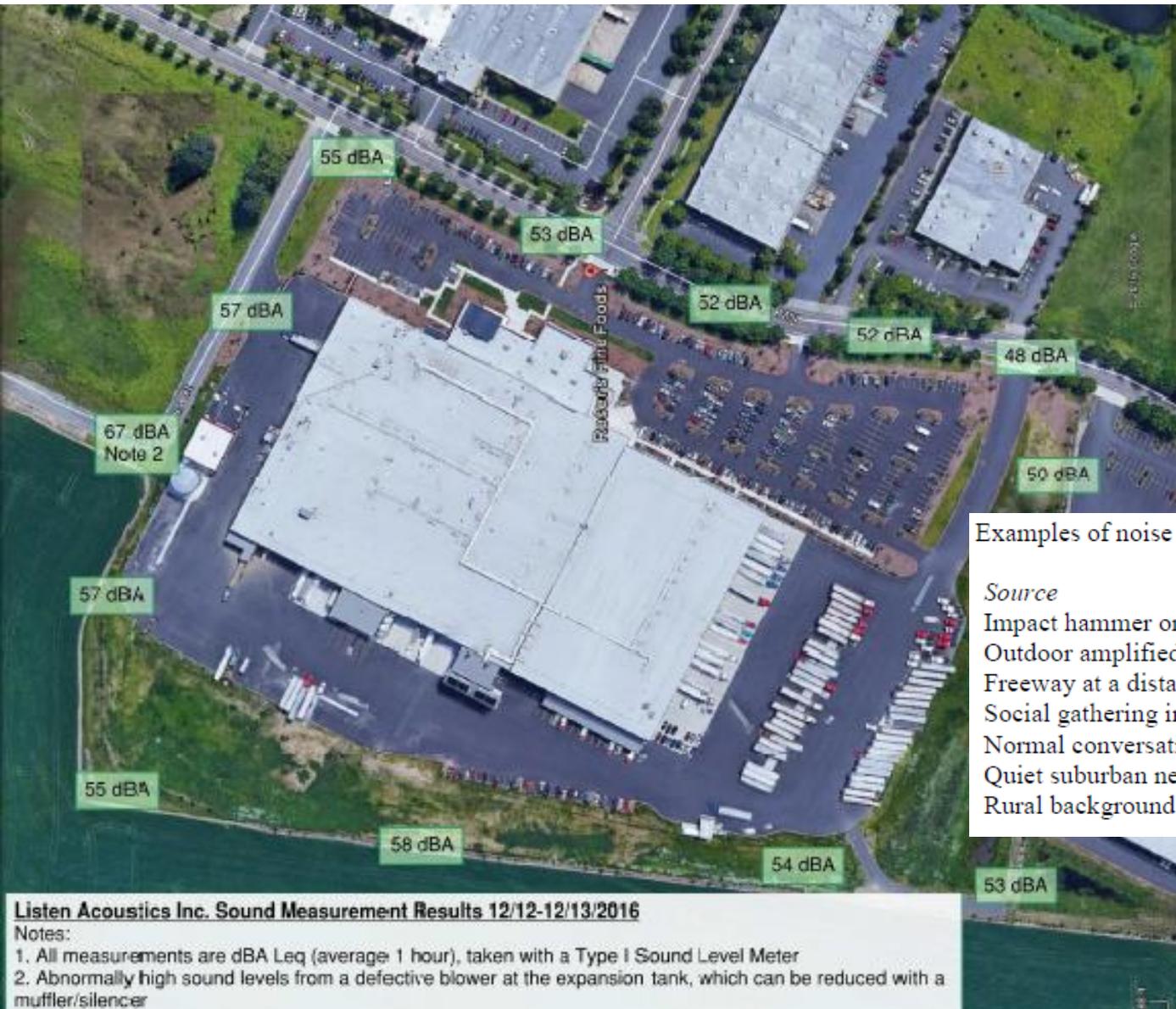
LANDSCAPING SHALL BE PROVIDED CONSISTENT WITH TAC 18.215 LANDSCAPE REGULATIONS. THE SPECIFIC POINTS, TYPES AND QUANTITIES SHALL BE APPROVED BASED ON THE LANDSCAPE PLAN SUBMITTED AT THE SITE DEVELOPMENT PLAN REVIEW STAGE.



NOISE

NOISE

NOISE READING LOCATION-HILLSBORO PLANT



Examples of noise levels typical in the environment include:

Source	dBA
Impact hammer on concrete at 25 feet	90
Outdoor amplified music at 50 feet	80
Freeway at a distance of 100 feet	70
Social gathering in a small room	60
Normal conversation at 5 feet	55
Quiet suburban neighborhood (average)	40
Rural background noise (no activity)	30

Listen Acoustics Inc. Sound Measurement Results 12/12-12/13/2016

Notes:

1. All measurements are dBA Leq (average 1 hour), taken with a Type I Sound Level Meter
2. Abnormally high sound levels from a defective blower at the expansion tank, which can be reduced with a muffler/silencer

ODOR

ODOR

“...no odors were detected...”



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SUITE 200
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FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

December 12, 2015

Field Report -RESERS CENTURY PLANT, Hillsboro, Oregon

Field Crew: Dale R. Merrell, P.E

Jessica Compuzano, Field Technician

On December 6, and December 8, 2016 a field visit to the Reser's Century Plant were made to determine if odors from the Plant were detectable. A NASAL RANGER FIELD OLIFACTOMETER was used to measure odors in eleven(11) locations onsite and offsite. The locations were as close as 50 feet front the treatment plant to as far away as 900 feet. During both of the visits, done at two different times of the day, **no odors were detected.** The equipment was set at six(6) different descriptors so that we would be measuring odors that would likely be present from this plant operation.

The test result sheets and the map of the locations are attached.

Dale R. Merrell, P.E

Senior Civil Engineer

CIDA,INC



Reser's Century Odor Monitoring Checkpoint List

Date: 12/6/2016 NNROC monitoring technician: Jessica Compuzano Start Time: 5:12 End Time: 6:35

Weather Conditions: Mostly Sunny, Partly Cloudy, Mostly Cloudy, Overcast, Hazy

Precipitation: None, Fog, Rain, Sleet, Snow

Wind Direction (Blowing From): [Compass rose showing West]

Wind Speed: Calm, Light Breeze (1 - 5 mph), Moderate Winds (5 - 15 mph), Strong Winds (15 mph or higher)

Temperature: 40 °F Relative Humidity: 82% Barometric Pressure: 30.23

Location/Description	BY	DATE	Other Descriptors - Check if Other Present						Notes / Descriptors of other odors
			NOISE	SMELL	SMOKE	STEAM	SPRAYS	OTHER	
1 Office parking lot	SM	12/6/16							150' East of Plant offices
2 NW Progress Court at Entrance	SM	12/6/16							
3 50' West of IO Tank	SM	12/6/16							
4 50' East of Treatment Plant	SM	12/6/16							
5 Northside NW Progress Ct	SM	12/6/16							Mild rotten pepper like odor - would not register
6 NW Century Blvd 150' NW of Progress Ct	SM	12/6/16							
7 Intersection of Century Blvd & NW Progress Ct	SM	12/6/16							
8 NW Corner of Plant	SM	12/6/16							100' West of Plant
9 NW West Union at Century Blvd	SM	12/6/16							400' North of Plant
10 NW Century Blvd 500' East of Century Blvd	SM	12/6/16							500' East of Plant 500' East of Plant
11 SE Cor Parking Lot	SM	12/6/16							500' East of Plant

OLIFACTOMETER READING LOCATIONS-HILLSBORO PLANT



David Welsh
President
CIDA
15895 SW 72nd Ave. #200
Portland, OR 97224

December 7, 2016

Dear Mr. Welsh,

Thank you for contacting the Economic Development Department regarding potential concerns at the newly opened Reser's Fine Food plant in the City of Hillsboro. My staff contacted the Police Department and Code Enforcement to see about potential complaints with the plant's operations.

To date, neither department has received any odor complaints in regards to the operations of the facility. We are pleased to have Reser's project in the City.

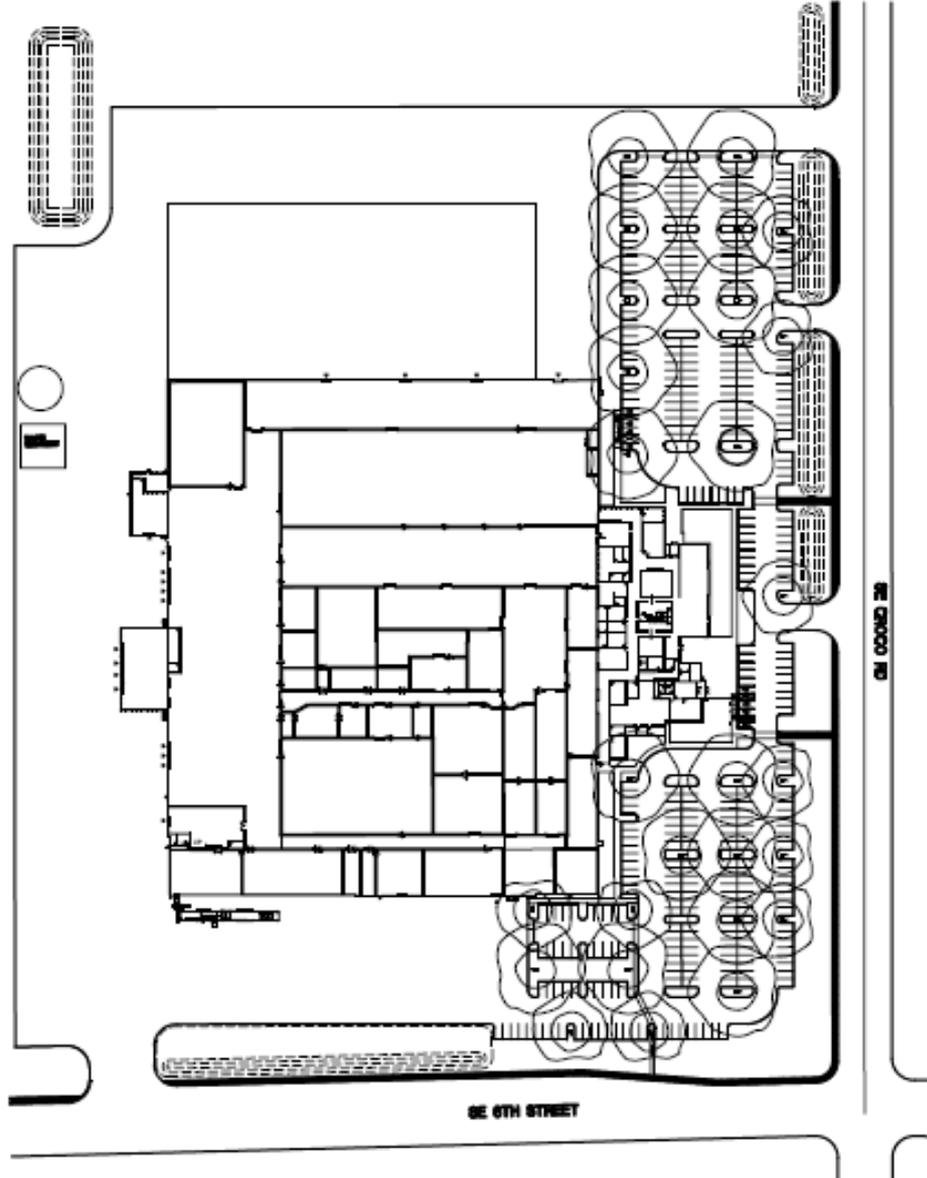
Respectfully,

A handwritten signature in blue ink, appearing to read 'Mark Clemons', is written over a light blue circular background.

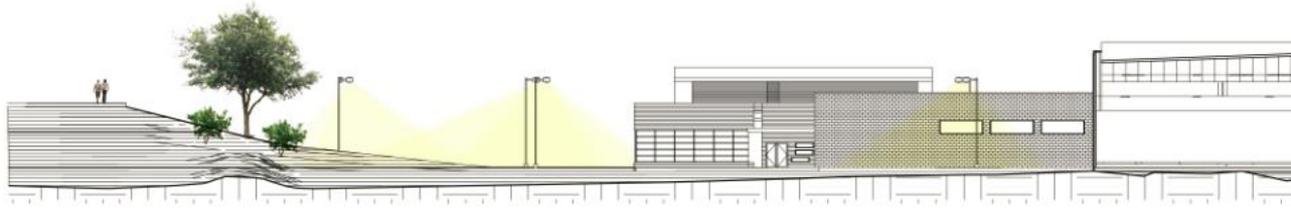
Mark Clemons
Director Economic Development

LIGHTING

LIGHTING



LIGHTING



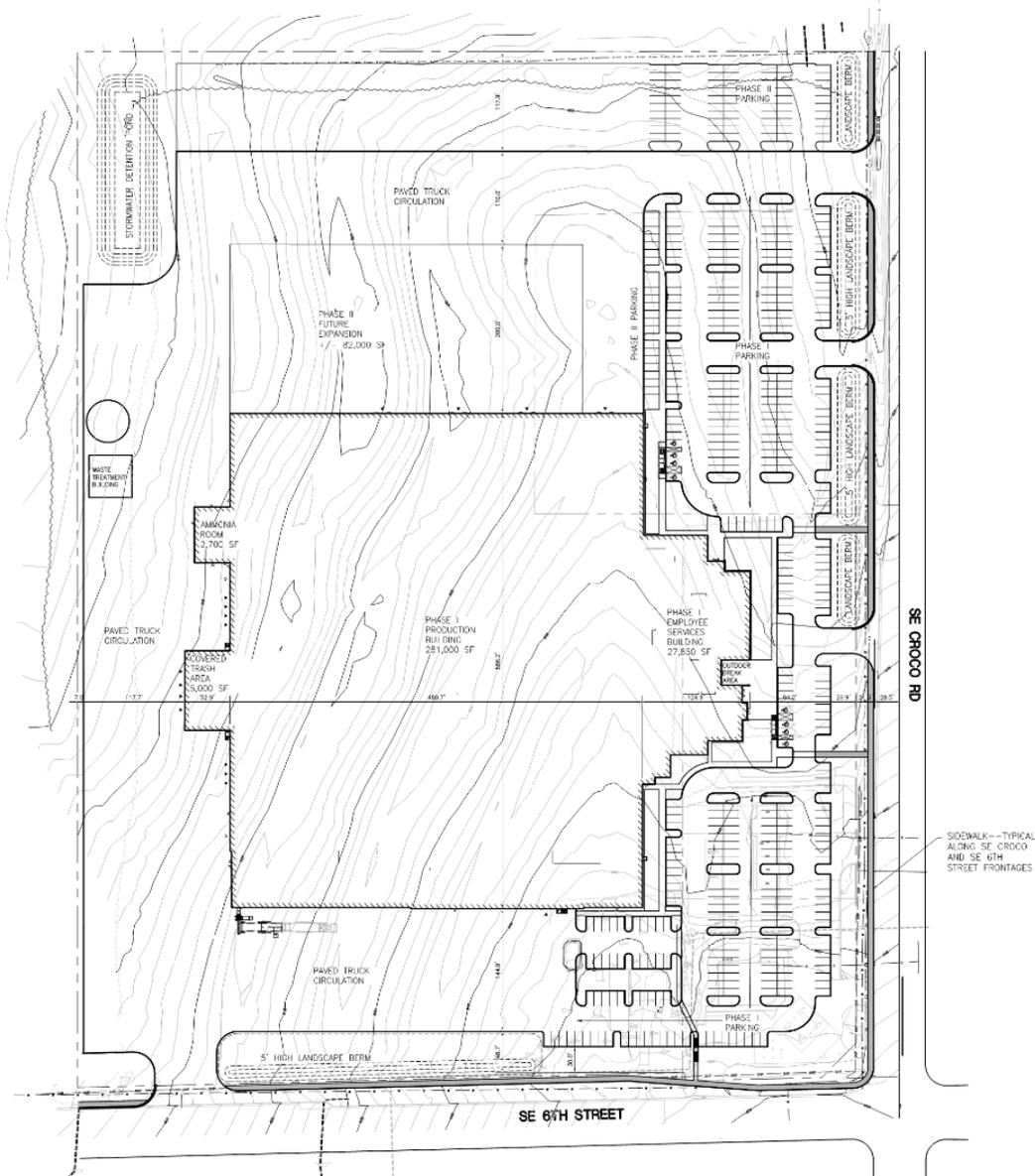
Northeast View



Southeast View

STORMWATER

STORMWATER



STORMWATER

- The site will be regraded to direct storm water to low points for collection into the storm water system
- The collected storm water will be piped underground to a storm water quality and detention pond
- The pond will be designed to provide water quality to remove pollution such as oil and grease along with phosphorus and other chemicals commonly found in parking lots and landscape areas
- The pond is design to drain completely between storms to minimize standing water

CONSTRUCTION

CONSTRUCTION

- Good Neighbor
- Schedule
- Housekeeping
- Air Quality
- Construction Noise
- Local Subcontractors





THANK YOU!