

Regional Transportation Improvement Project

Changing the Paradigm: The New American Model for Designing, Funding & Operating Long Term Infrastructure Assets

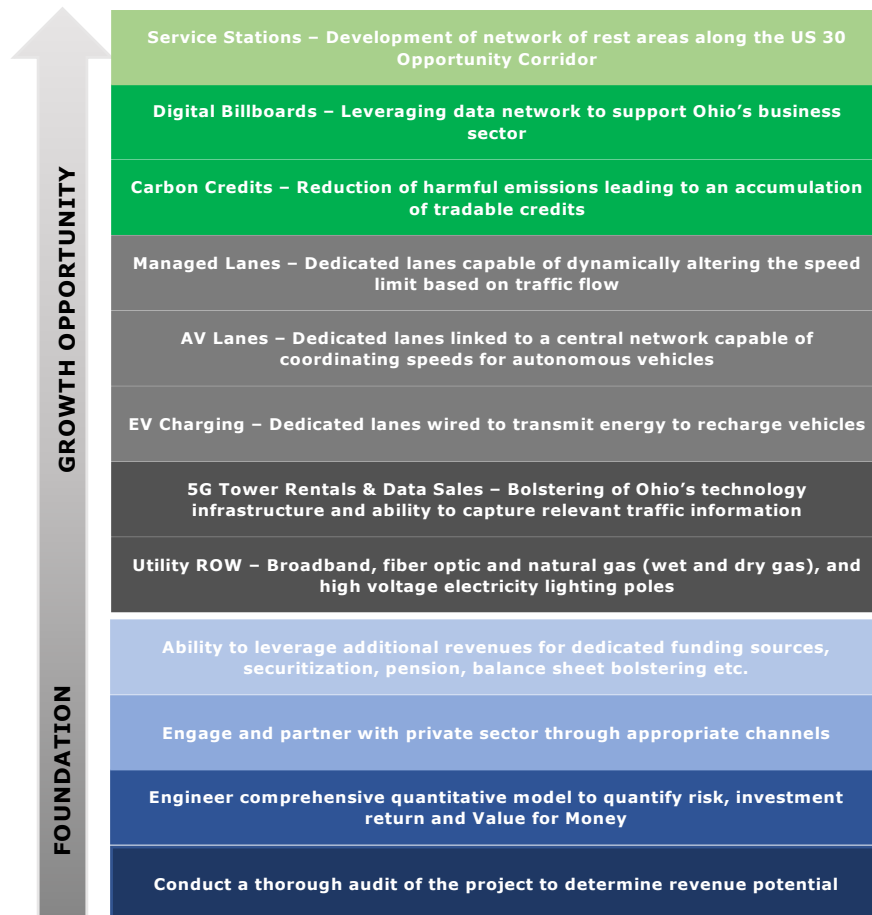


**Highways USA,
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Anand Hemnani, Co-founder Strategic Infrastructure Performance Institute: anand@sinfpi.org

Ohio Opportunity Corridor: US - 30



Project Overview

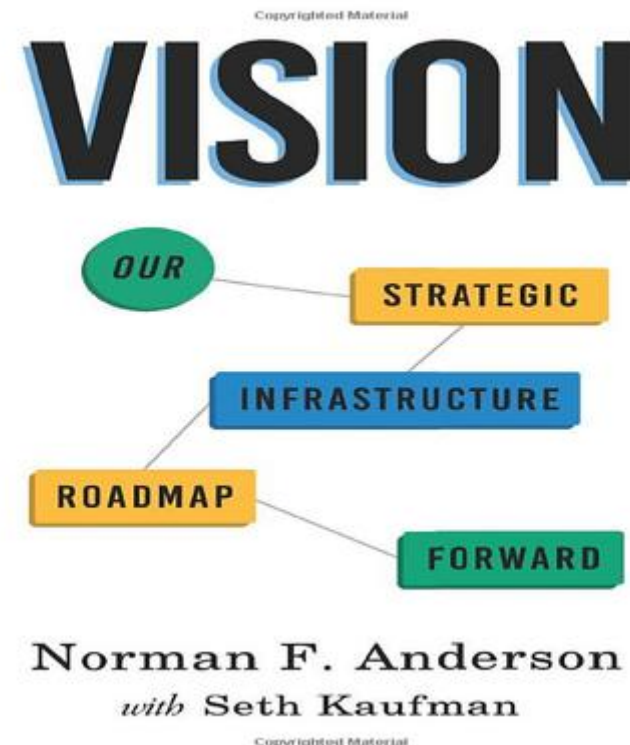
- The Ohio Opportunity Corridor presents prospects for a robust return on investment for private financiers. No longer a cost center, when it is finalized the digitized and electrified 83-mile platform will have ten highly robust revenue streams.
- The objective was to create a clear picture of the revenue potential of the US 30 project against which the federal government, private businesses and pension funds can invest. The model will also accomplish objectives such as creating an O&M reserve fund for the project and driving logistics and manufacturing in the region.

Opportunity Corridor - Implementation



Summary of Laws and Opportunities for RTIP

- Planning and managing development of nearly 1 mile right-of-way along roads in the Counties.
- Creating a Public-Private “Enterprise” to “run like a business” in managing right of way development.
- Demonstrating new digital methodologies for obtaining community input into development plans.
- Demonstrating new digital methodologies for improving and expediting permitting and environmental analyses.
- Demonstrating new digital methodologies for enhancing and expediting procurement processes.
- Creating marketable tax credits and providing a platform for marketing.
- Using rights of way as engines to motivate private sector investment to offset public costs of construction and maintenance as well as to benefit pass through communities.
- Thirty years of Research, Publications and Leadership Forum
- Network of Infrastructure Professionals
- The Book



How do we bring in private investments?

	Direct Investment	P3	Privatization	Long-Term Leasing	Land/Air Value Capture	Long-term Concessions	Performance Contracting	Asset Recycling
Water 4	N	Y	N	N	N	Y	Y	Y
Bridge 5	N	Y	Y	Y	Y	Y	N	N
Solar 5	Y	Y	Y	Y	N	Y	N	N
5G/ 6 Broadband	Y	Y	Y	Y	Y	Y	N	N
Highway 7	N	Y	Y	Y	Y	Y	Y	Y
Transit 6	N	Y	Y	Y	Y	Y	Y	N

1. Land & Air Value Capture

- o Transit Facilities
- o Airports
- o Highways

2. Long-Term Concessions

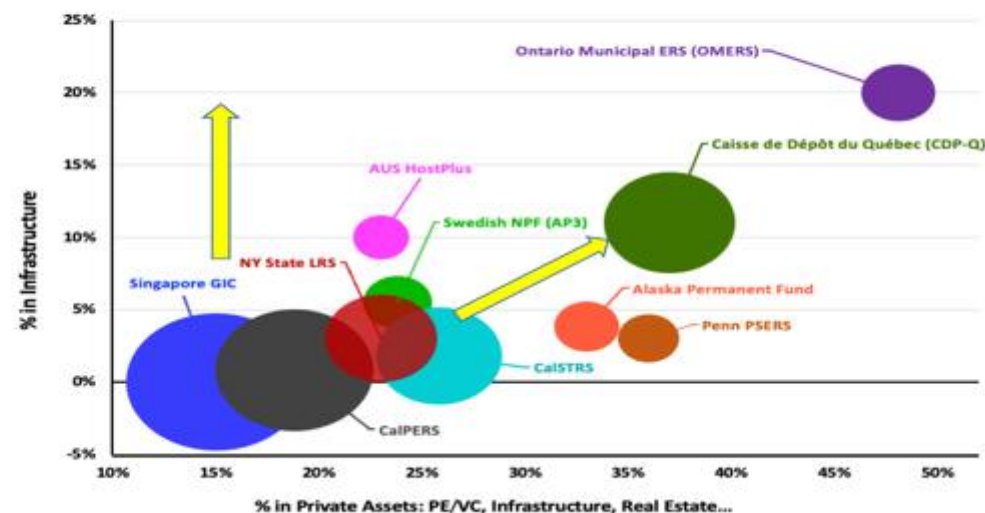
- o U.S. Army Corps Reservoirs
- o Interstate Highway System 5G Autonomy
- o Smart Cities Data (Auctions)

3. Performance Contracts

- o \$120 Billion in Transit Opportunities
- o Water/Wastewater Upgrades
- o Social Infrastructure (Schools, Hospitals)
- o Rural Broadband

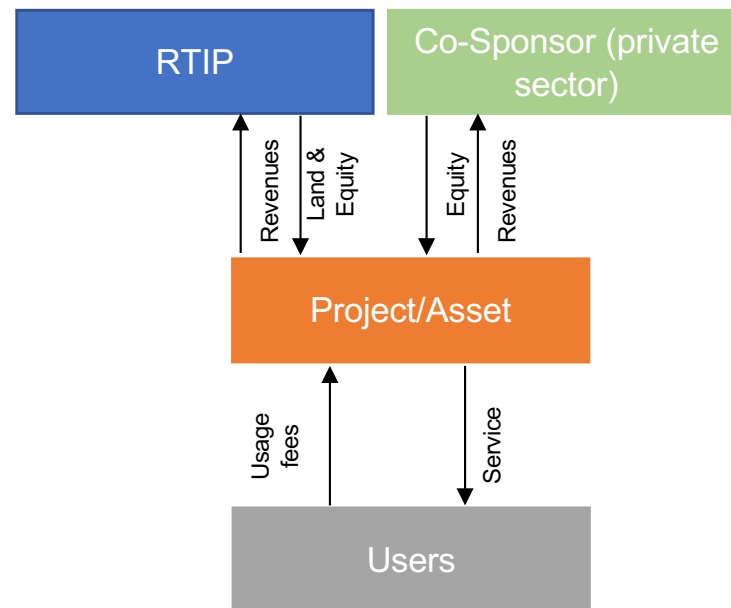
Plus 4 Additional Private Investment Channels.

30 Trillion+ in Institutional Funds Available & Unexplored Investment Channels



Highlights

- Higher interest rates and cost of capital means that investors can be selective about projects rather than focus on speculative investments to maximize ROI.
- Uncertainty surrounding economic, political and international markets have further propelled the flight to quality.
- Investors remain excited about the US-30 Opportunity Corridor project.
- Projects will be executed sequentially and in phases to allow for the revenue ramp up to assist with funding the following phases.
- RTIP will retain ownership of Rights of Way and leverage it as an equity contribution in combination with minimum cash.
- RTIP will partner with co-sponsors for each project that have development experience and financial bandwidth to undertake the investment.
- RTIP will co-own the new assets with the private sector and enter a revenue share agreement.



Action Plan

Near Term (1 – 3 months)

- MOU with ODOT/Governor's Office
- Update MOU among RTIP counties
- USG buy in
- Funding next stage efforts



Pre-sales and Project Nominations to Drive Progress (3 – 6 months)

- The Ohio Center for Intelligent Infrastructure (the first proposal) – Example of Immediate Benefits attached
- Other Potentials with land-overbuys, data-center clusters and clean energy hubs to focus on digitization and electrification.
- Equity dilution at Hold-co and Leverage with creation of SPCs



Private Sector is Ready

- RTIP will garner the most interest and success by starting with the fiber/broadband project
- The Institute has already received soft confirmations from a variety financial sponsors
- The Institute will oversee the key drivers for RTIP's valuation over the course of project life cycle



Unsolicited Proposal Example

The Goal

- Establish the first Regional Data-As-A-Commodity (“DaaC”) Exchange & Innovation Campus in Ohio.
- Create a Digital Infrastructure Interchange System powered by LiDx interchange and exchange clearinghouse system.
- System will provide a central hub for data analysis, innovation and collaboration.
- Serve as a catalyst for driving economic growth and sustainability in the region.



Additional Benefits to RTIP and the Community

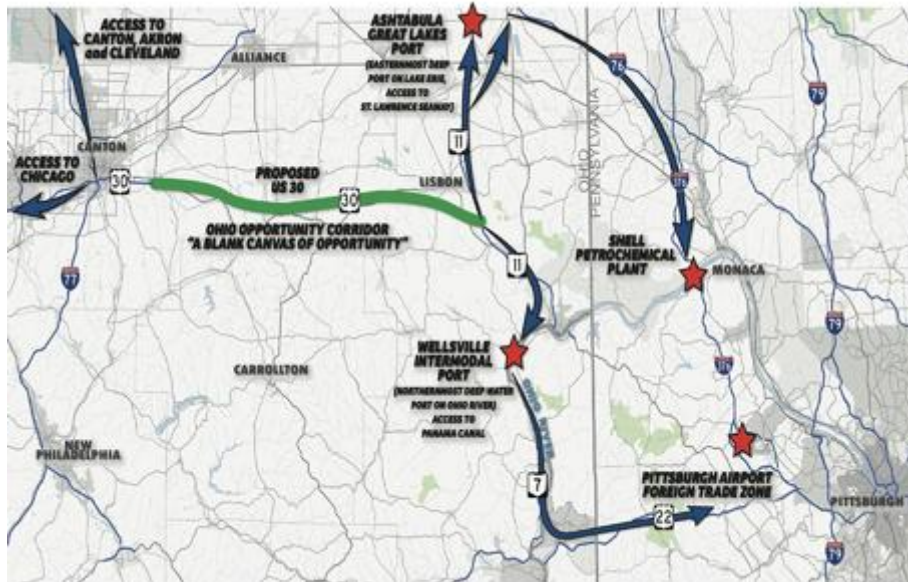
As a founding sponsor and supporter of the proposed Digital Infrastructure Resilience Hub and Innovation campus Project in Ohio, RTIP, through a special purpose vehicle tied to OH-30 Enterprise, has the potential to catalyze several immediate benefits. Furthermore, the initiative has the potential to bring significant benefits to the local community.

- ✓ Disaster Recovery/Emergency Response
- ✓ Job Creation
- ✓ Property Value Appreciation
- ✓ Smart Infrastructure Foundation
- ✓ Support for Local Economy

Next Steps

Services and Products Required

- Legal and Policy
- Mapping and 3D real-time charting: Digital Twin
- Platforms to facilitate Community and Private Sector Input, Transparent Structure for Enterprise, Information re Projects, Public Info
- Digital Planning, Procurement, Project Management systems
- GOTV Strategy: Digital and Conferences (Highways USA, Leadership Forum, others)



Focuses Norman’s Network on development, testing and demonstration of “digital fully collaborative management tools” not only to bring the project into the 21st century, but also to improve and expedite design, procurement and project management for major public and public/private projects.