



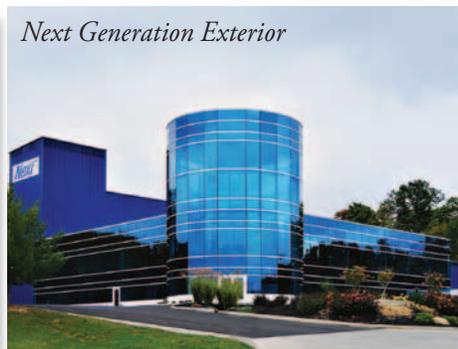
CONSTRUCTION BREAK

GENERAL CONTRACTORS | DESIGN/BUILD | BUILD/LEASE | BUILDING FOR TOMORROW...TODAY.

WINTER 2010



Next Generation Interior



Next Generation Exterior



Aerial view

Growing “Fresh Ideas” In A Stale Economy

Next Generation (“Next”) is a company with true entrepreneurial spirit. Located in Lexington, Ohio, Next is one of the United States’ leading manufacturers of plastic film and bags in the flexible packaging industry. Founded in 1994 by current CEO David A Frecka, Next is on the forefront of innovation and technology in its field. Currently employing 145 people, the company is constantly striving for excellence.

In 1985, Dave Frecka, an entrepreneur by nature, founded Ultra-tech Plastics. It was during his years at Ultra-tech where he would develop critical concepts and strategies that would later become the cornerstone of Next Generation. Noticing an empty niche in the industry, Dave Frecka sold his interest in Ultra-tech in late 1993 to follow his instincts to aggressively build a new company to fill that need. By early 1994, Next Generation was in business. In carving that niche in the market, Dave realized that there were hundreds of competitors and differentiated himself and his company by focusing on quality and specialization.

Next Generation leads the plastic packaging market with exclusive lines of multi-layered, plastic films that provide unrivaled physical, optical and aesthetic characteristics, matched with impressive price and performance advantages. Next is achieving properties and yield with its film that were previously thought unattainable. Next Generation’s success has been based on their constantly-evolving film recipes. Next has based its business on solving other people’s plastic film and bag conversion problems. As a result, Next Generation has an extensive collection of unique recipes that is evolving by the day.

The history of Next Generation is dotted with successful, innovative breakthroughs and proven business strategies.

Next Generation maintains its own in-house lab designed to develop and test new products, as well as inspect the quality of current production, using ASTM specifications and some of the company’s own, even tougher standards. With a polymer scientist now on staff, Next is one of the only manufacturers to produce FDA-approved films for use with edible food items. This alone serves as testament to Dave’s strict adherence to pursuit of quality.

“We were fortunate to start on the ground floor with Dave Frecka and Next Generation in 1993,” says J&F Construction president Jim Mayes. “Dave and I met in 1993 when he shared his vision of starting a new company, and we immediately began the first building phase, which included 13,500 sf of manufacturing and 1,500 sf of office. Since then, we have virtually been building or adding onto the existing facility on an annual or bi-annual basis.”

“Dave literally helped us develop much of the remaining property in the Lexington Industrial Park,” adds Jim. “Next Generation now occupies four buildings totaling about 161,000 sf, with a new 70,000 sf distribution center currently under construction. Dave and I have a very unique relationship. We have grown together, and he’s caused us to push the envelope in some very special construction, challenging both our design and building capabilities.”

Over the years, Dave has grown the company to more than \$100 million in annual sales. He expects that number to increase to \$200 million in the next five years after it already doubled over the last four. When asked what the limit is to what Dave Frecka and President of Next Generation, Dan Niss, can do together, Niss replied, “There is no limit in sight. We have proven, and will continue to prove, that Next Generation is the industry leader.”

J&F Construction & Development, Inc.

COMMERCIAL | INDUSTRIAL | RETAIL | INSTITUTIONAL
RELIGIOUS | RENOVATIONS

2141 State Route 19 | Bucyrus, OH 44820
TEL 1.800.819.1088 OR 419.562.6662 | FAX 419.562.9167

Driven To Success: A Proud Dad

by Jim Mayes

I have always stressed—to my children, to my associates and in my business relationships—to be your best, try your hardest and give 110% in everything you do, no matter what the activity in which you're competing or the goal you're trying to achieve. I have been very fortunate that the good Lord has blessed me with outstanding associates in my business, and a wonderful family, friends and sponsors who have helped us reach success in whatever we have attempted to achieve.



The J&F Team and on track action.

There may be only one activity more competitive than the construction industry, and that might be the motorsports world. We have established the same expectations, work ethics and goals for our racing team, Brock Motorsports, as we have in our construction business. And once again, that has produced success.



Brock Mayes, my son and our company's vice president of construction operations, has been in Sprint Car Racing for nine years. He's had much success at several levels, and five years ago moved to the top Sprint Car series, travelling around the United States and Canada. He also had the opportunity to drive for another team in Australia for six months during the 2006-2007 race season.

This year, because of the expense of travelling and his increased responsibility as VP, we stayed a little closer to home and in neighboring states. This allowed Brock to run on some local tracks in Ohio on which he cut his teeth in his early years. He was fortunate this year to be home enough to run the full schedule at Fremont Raceway and was recently crowned 2009 410 Outlaw Sprint Track Champion. Congratulations to Brock and our Team!

What's Goin' On?

Major Projects Under Construction and Recently Completed

Trinity Lutheran Church
Church Renovations
Galion, Ohio

MEGA Investments LLC
Facility Renovations
Lexington, Ohio

St. Paul United Methodist Church
Church Renovations
Galion, Ohio

Next Generation Ohio
Two-Story Office Addition/Manufacturing Facility/Distribution Facility
Lexington, Ohio

Jaffar Properties LLC
Retail Medical Plaza
Marion, Ohio

MMB Development LLC
Condo Development
Attica, Ohio

Richland Real Estate Development LLC
Engineered Films Division Inc.
New Distribution Center
Lexington, Ohio

Excel Health Solutions
Urgent Care Facility
Marion, Ohio

Milliron Industries
Manufacturing/Recycling Facility
Mansfield, Ohio

FMC - Grant Park
Kidney Dialysis Facility
Columbus, Ohio



We're doing our part. This newsletter is printed on environmentally-friendly paper—50% recycled, using 25% post-consumer waste, and is composed of a mixture of fibers from certified forests, post-consumer recycling processes and fibers from other controlled sources.

J&F
**Construction &
Development, Inc.**

2141 State Route 19
Bucyrus, OH 44820

www.jfconstruction.com

