

Logistics Park Kansas City (LPKC) Edgerton, KS

Franklin County
Economic Development Corporation
June 20, 2013

Logistics Park Kansas City Partners



City of Edgerton

- Southwest cornerstone of Johnson County
- Incorporated in 1883
- Population 1,617
- Historic railroad community
- Named for chief railroad engineer
- 11 full-time employees
- Services include wastewater, water collection, contracted trash, street maintenance, administration, etc.
- Only city in Johnson County to lower mill levy in 2013

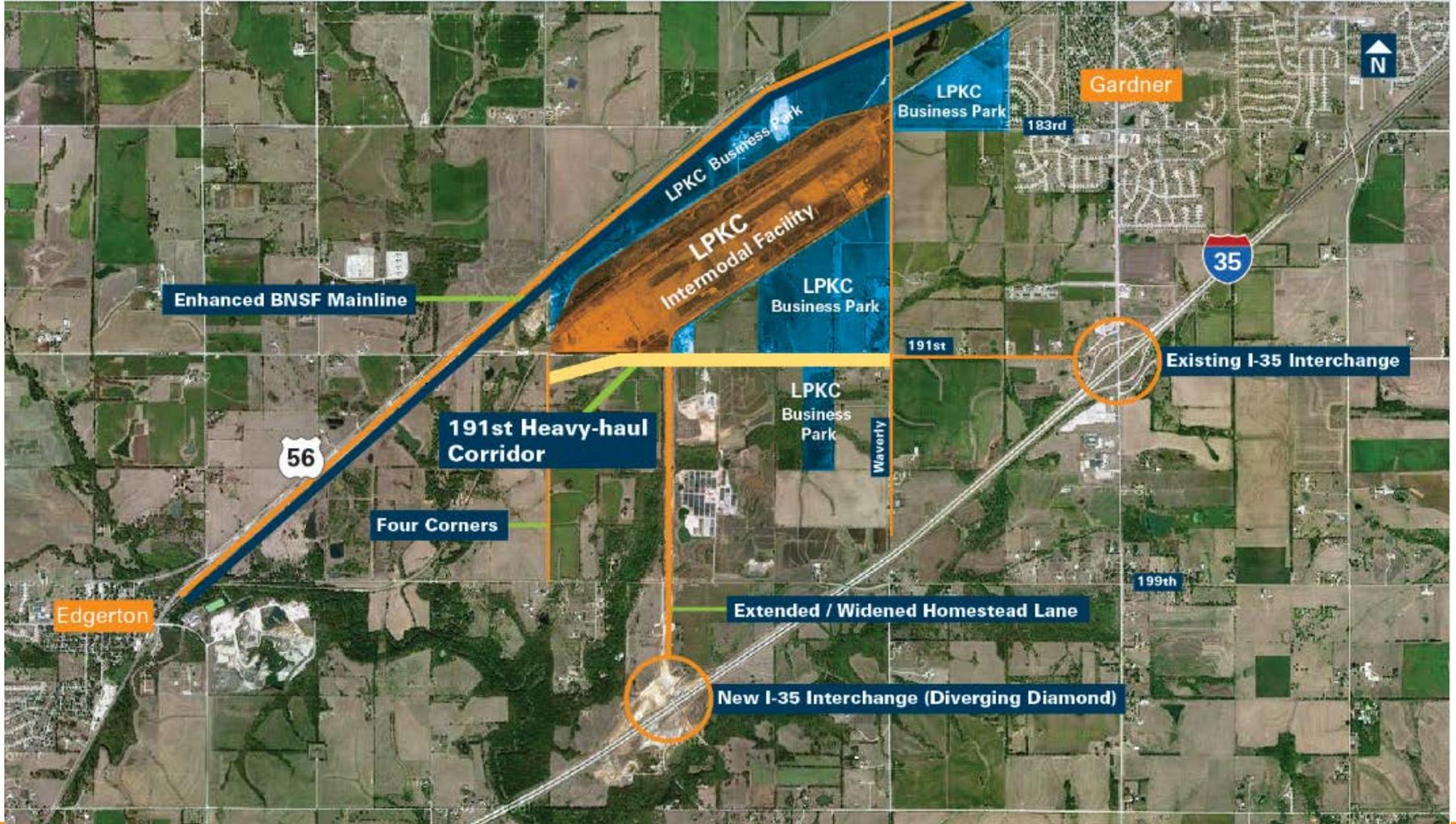
BNSF

- One of leading freight transportation companies operating on 32,500 route miles
- In 28 states and two Canadian provinces.
- One of the top transporters of consumer goods, grain, low-sulfur coal, and industrial goods such as petroleum, chemicals, housing materials, food and beverages.
- 40,000+ employees
- 2011 total operating revenue was about \$19.5 billion

NorthPoint Development

- Significant industrial, retail, residential and office development experience
- Riverside Horizons Business Parks
- RACER Trust
- Specialize all facets of development
- Site selection/feasibility analysis
- Creating customized development programs
- Assembling debt/equity financing
- Performing on-site development management

LPKC Location



LPKC Transportation Advantages



- Centrally located
- Major Distribution & Warehouse Center
- BNSF Railway's Transcon Corridor
- Core Intermodal Network
 - International & Domestic Service
 - Container & Trailer Service
 - Access to major ports on West Coast
 - Eastern Network Access
- Key Hub for Direct Rail Service
- Immediate Access to Interstate Hwy. 35, 70, 29 and 49
- KC area largest rail center by tonnage

What is Intermodal?



A single multi-modal transportation solution, utilizing any combination of truck, rail and/or water transport.

Consumer Products Business Breakdown

Auto

International

Domestic



- Finished Vehicles
- Auto parts

- Ocean Carrier
- Domestic International
- International Tanks

Parcel/LTL

Truckload

- Parcel
- Less than Truckload
- Temperature Protect
- Dry Motor Carrier

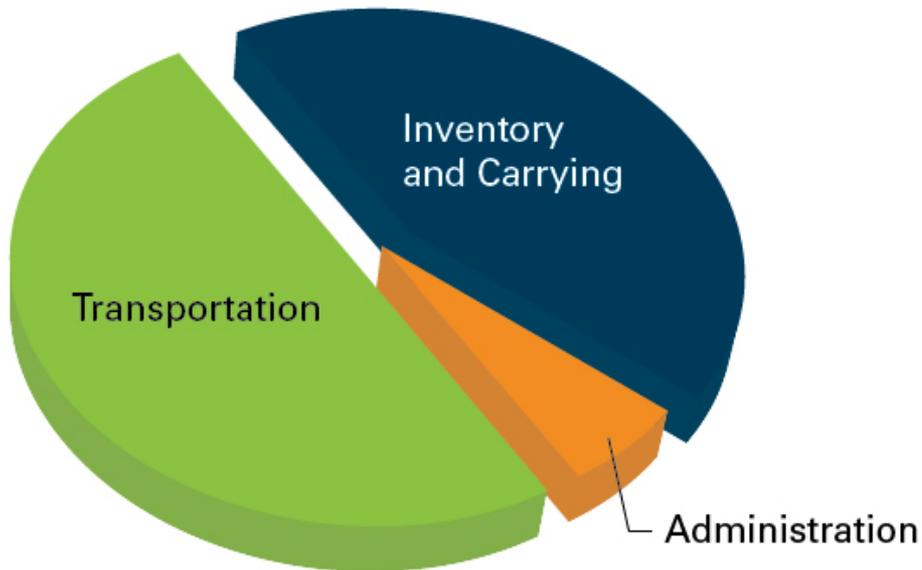
- Truckload Carriers
- Road-Railers
- Intermodal Marketing



Shippers Rely on BNSF Intermodal



Transportation costs represent a significant portion of total distribution and logistics expenses.



- Minimize Inbound Dray, Number of Trucks and Drivers Needed
- Maximize Number of Truck Turns per Day
- Decrease Fuel Consumption & Exposure
- Decrease Emissions
- Reduce Liability, Increase Security
- Heavy Weight Containers
- Clustering of Support Services & Capacity

BNSF Colocation Focus Areas



BNSF Railway's has invested nearly \$250MM in their newest state-of-the-art facility, Logistics Park Kansas City Intermodal Facility. It has been designed to accommodate the growing demands of freight rail transportation.

Advanced Infrastructure

- 443 acres
- 500,000+ annual unit capacity*
- 48,000 feet of track (six 8,000-ft strip tracks)
- 1,810 paved parking spaces
- 4,300 container stacking spots

* *1.5 million unit capacity at full build-out*



LPKC Intermodal Facility Progress



LPKC will open Fourth Quarter 2013

- Construction – 95% complete
- All 5 electric cranes have been erected
- Facility track & turnouts being installed
- Mainline relocation complete
- Bridges complete
- Buildings nearing completion

LPKC is the only full-service facility in the western two-thirds of the United States offering the combination of:

- Domestic Intermodal Service – Container, Trailer, Expedited and Standard Service Levels
- International Intermodal Service
- Direct-rail / Carload Service



LPKC: State-of-the-Art Technology

- Global Positioning Systems
- Automated Gate Technology
 - Digital cameras record and retain images of each truck passing in and out of the facility
 - Biometric fingerprint technology ensures security
 - Verification receipt
- Wide-Span Cranes
 - Customized operating system maximizes efficiency
 - Zero emission electronic operation
- Dark sky lighting decreases glare and transient lighting

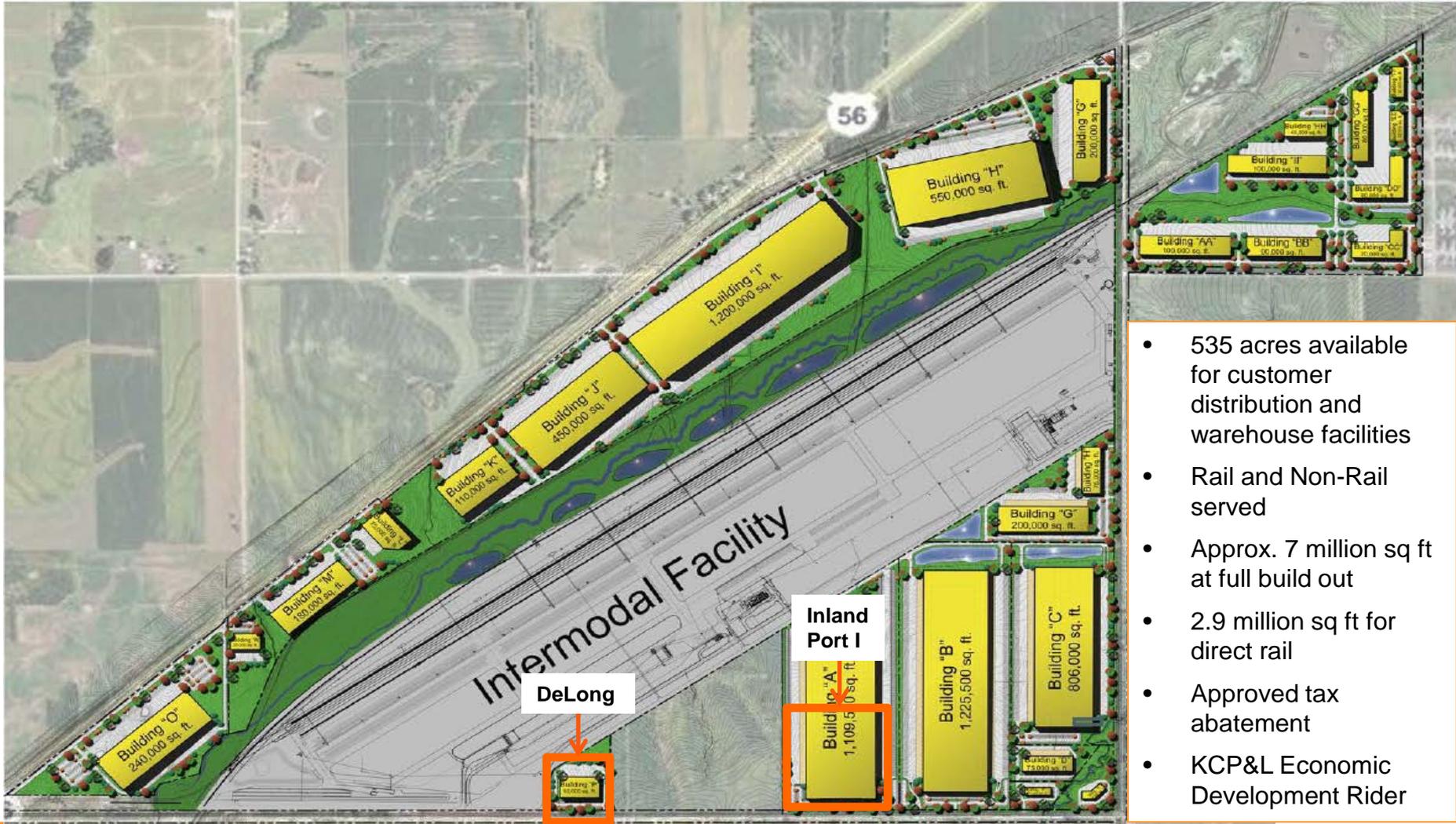


*Increased Throughput
Fewer Emissions
Less Congestion
More Security*

Cranes are Vertical



LPKC Conceptual Plan



- 535 acres available for customer distribution and warehouse facilities
- Rail and Non-Rail served
- Approx. 7 million sq ft at full build out
- 2.9 million sq ft for direct rail
- Approved tax abatement
- KCP&L Economic Development Rider

- **The DeLong Co., Inc.**
 - Leading supplier in containerized agricultural products
 - Been in business over 100 years, fifth generation
 - Transload grain and feedstuffs from midwest farmers to ship to international food markets in Southeast Asia, Pacific Rim and Middle East
 - Approximately 8 acre site
 - Open in 2013



The DeLong Co., Inc.



First Spec Building: Inland Port I



 **INLAND
PORT I**
500,000 SF
DISTRIBUTION FACILITY

OCCUPANCY FALL 2013

 **NorthPoint**[™]
DEVELOPMENT

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NATIONAL CONSTRUCTION-KC

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Inland Port I

- Suited for cross-dock distribution with a minimum 32-foot clear height, 50 dock high loading doors and abundant car/trailer parking
- 500,000 square feet
- Dividable for 2-3 customers
- Heavyweight access

Public Infrastructure Projects

- **Kansas Department of Transportation**
 - I-35/Homestead Ln Interchange
 - Homestead Lane (I-35 to 191st Street)
- **Johnson County (cooperating with KDOT)**
 - 191st Street (Waverly Rd to Four Corners Rd)
- **City of Edgerton**
 - Big Bull Creek Wastewater Treatment Plant
 - Nelson Street Quiet Zone
 - 199th Street Quiet Zone



Homestead Lane Interchange

First Diverging Diamond Interchange in the State of Kansas



Homestead Lane Interchange

Progress for new I-35 Interchange and Homestead Lane



Photo by Keith Philpott, Courtesy of HDR
Photo: August 8, 2012



- **Homestead Lane**
 - **Four lanes from I-35 to 191st Street**
- **191st Street**
 - **Heavy Haul Corridor from Waverly Road to Four Corners Road**
 - **Two lanes plus turn lanes at intersections**
 - **Potential for additional two lanes in future**

Big Bull Creek Wastewater Facility

- Southwest corner of I-35 and Homestead Lane
- Owned and operated by City of Edgerton
- Partnership with City of Gardner for cost of infrastructure and treatment
- 500,000 gallon per day capacity at opening
- Expansion available



- **Total fiscal impacts by jurisdiction (2007-2026)**
 - \$1.7 billion to State of Kansas (\$87.5 million annual average to State of Kansas)
 - \$1.4 billion to Johnson County (\$72.2 million annual average to Johnson County)
 - \$69.2 million to City of Edgerton (\$3.46 million annual average)
- **Employment impacts (2007-2026)**
 - 13,230 (total direct/indirect) new jobs in State of Kansas
 - 12,180 new jobs in Johnson County
 - 7,471 direct new jobs in City of Edgerton



Economic Impacts (cont.)

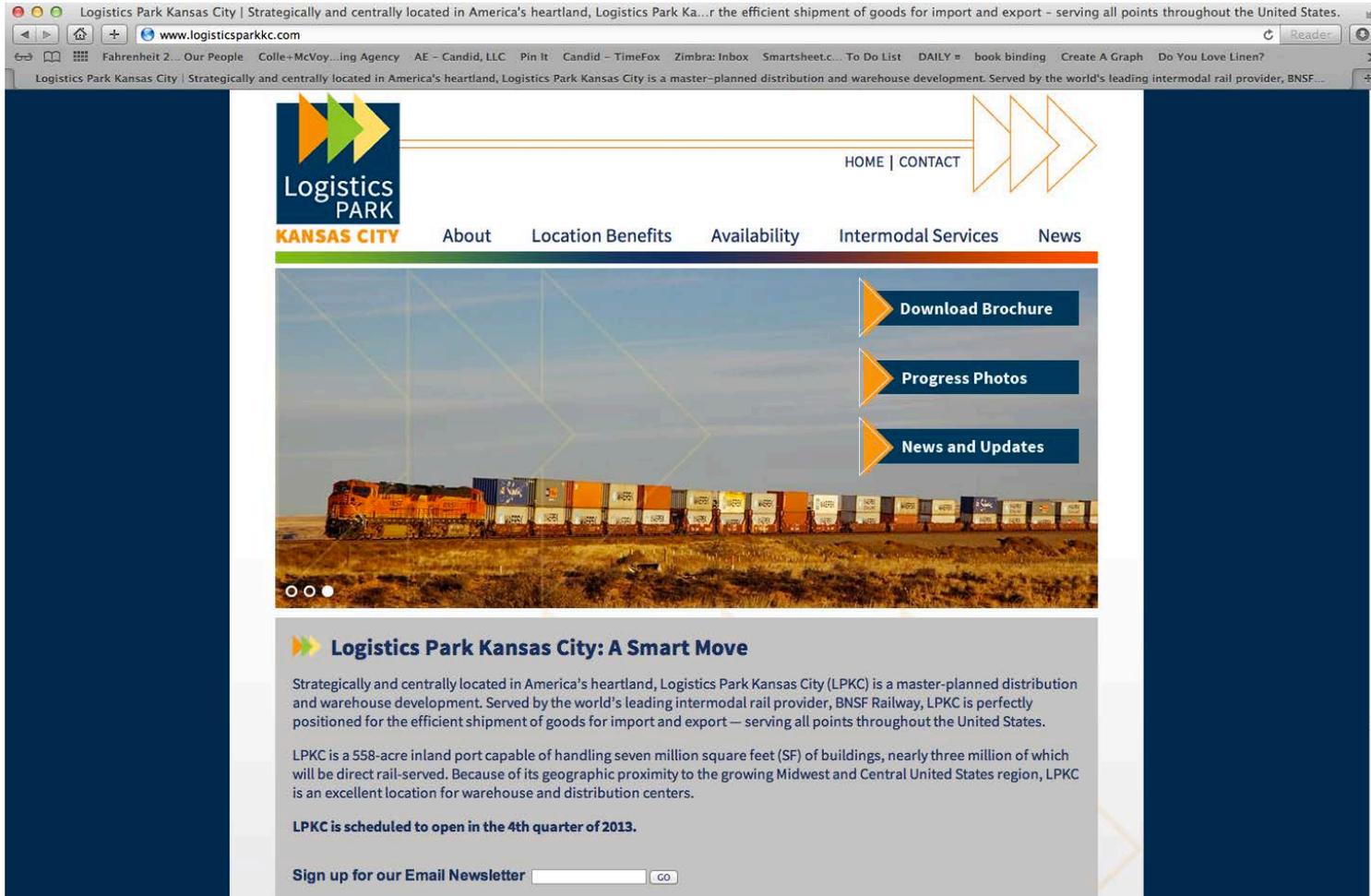
- **Wage impacts (2007-2026)**

- \$173 million in City of Edgerton (\$8.7 million annual average)
- \$6.6 billion in Johnson County
- \$7.7 billion in State of Kansas

- **Sales impacts (2007-2026)**

- \$30.2 billion in State of Kansas (\$1.5 billion annual average)

Website: logisticsparkkc.com



The screenshot shows a web browser displaying the website for Logistics Park Kansas City. The browser's address bar shows the URL www.logisticsparkkc.com. The website header includes the logo and navigation links for "HOME" and "CONTACT". A secondary navigation menu lists "About", "Location Benefits", "Availability", "Intermodal Services", and "News". The main content area features a large image of a BNSF freight train in a field. Overlaid on the right side of this image are three blue buttons with white text: "Download Brochure", "Progress Photos", and "News and Updates". Below the image is a section titled "Logistics Park Kansas City: A Smart Move" with a descriptive paragraph and a "Sign up for our Email Newsletter" form with a "GO" button.

Contact Information



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