

Senate Commerce Committee

January 31, 2013

By

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President

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Chairman Lynn and members of the committee, my name is Tom Riederer and I am here today as part of the Kansas Economic Development Alliance (KEDA) to discuss the diversity of the Kansas economy. KEDA is a statewide organization of economic development professionals which provides a forum for discussion, educational opportunities, and networking for those in the profession.

We will each give a short presentation on economic activity in our geographic area and then stand for questions.

Senator Lynn asked me to speak about the BNSF intermodal facility being completed in Edgerton Kansas. I am speaking from the community standpoint and I am not a representative of the BNSF. We are fortunate that they selected Johnson County and the City of Edgerton as the location for their facility.

The BNSF purchased 1,000 acres to construct an intermodal facility and a separate master-planned warehouse and distribution facility. BNSF began construction of Kansas City Intermodal Facility (KCIMF) in January 2011 and it is scheduled to open this fall. Logistics Park KC (LPKC) is a 535 acre Logistics Park for customer distribution and warehouse facilities and is being developed by the Allen Group. LPKC will have the capacity of approximately 7 million square feet of space.

This project was made possible because of a partnership at all levels. BNSF, The Allen Group, the City of Edgerton, Johnson County and the State of Kansas made this possible. I have some picture to show the progress.

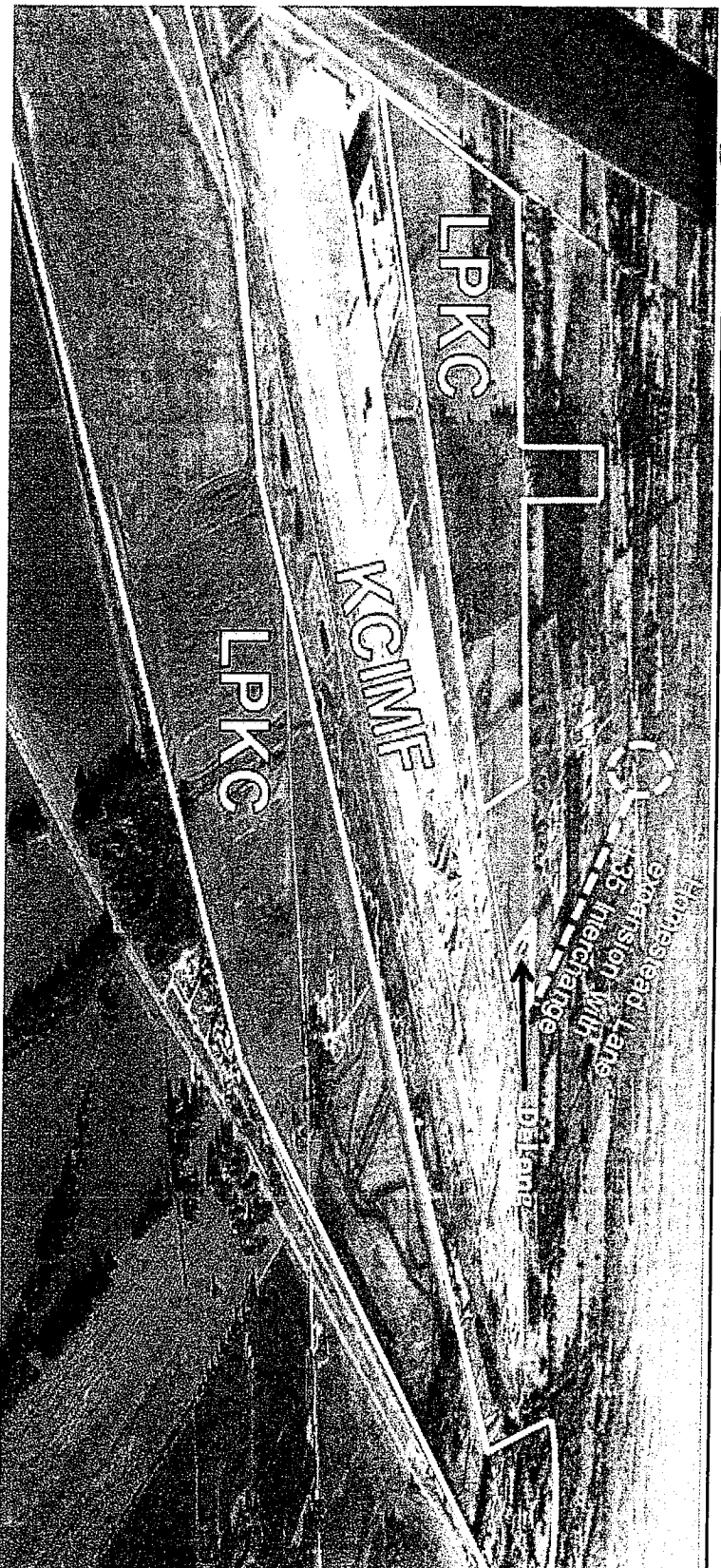
The bottom line is that this will provide direct jobs and investment at KCIMF and LPKC, but will also spur other development in the area from hotels and eating establishments to facilities such as the Coleman (1.1 million square foot) distribution facility just a few miles away.

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Date: 1-31-13

Attachment: 3

# KCIMIF & LPKCC Surrounding Infrastructure Progress



## LPKCC Progress:

- DeLong committed
- **191<sup>st</sup> Heavy-weight road under construction**
- 2.9 m sqf – strong prospects

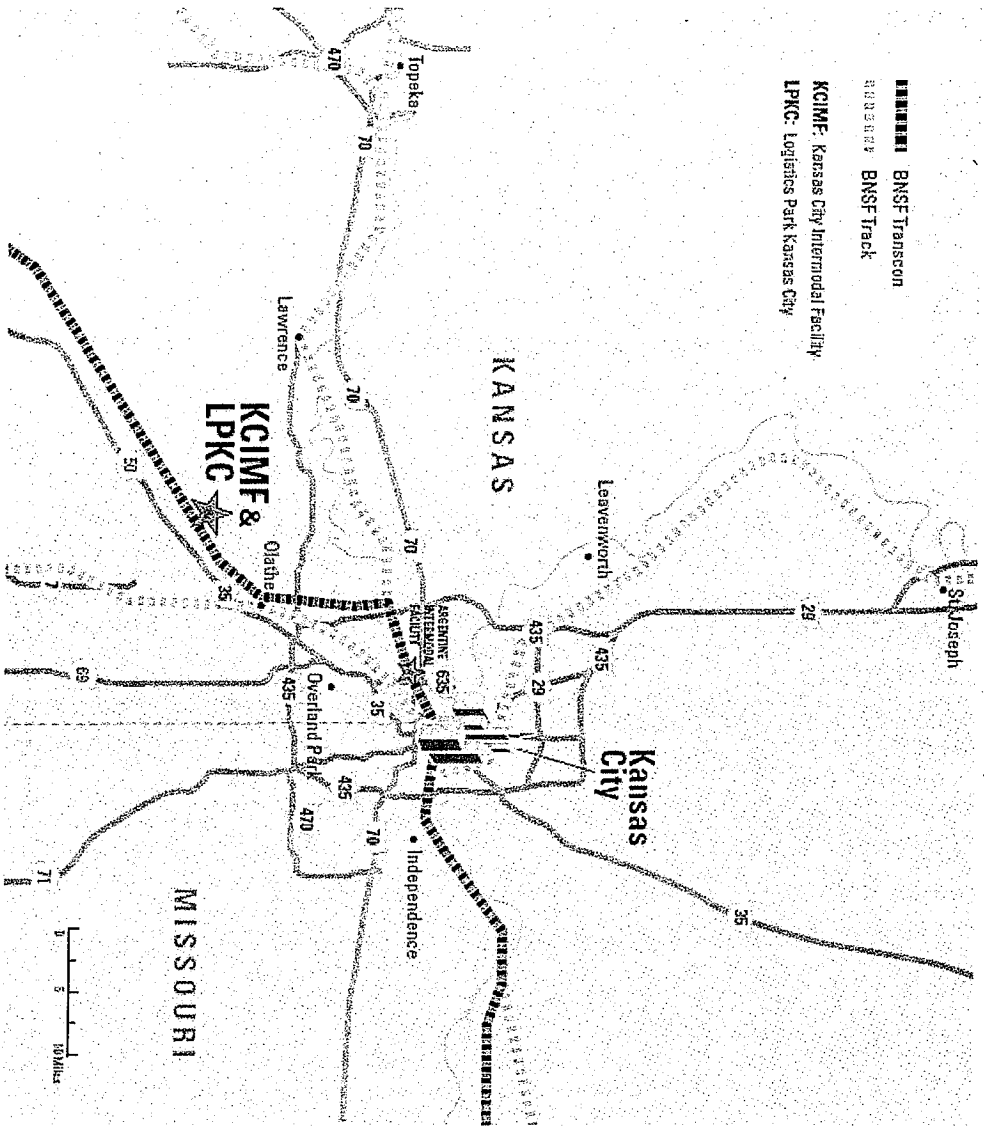
## KDOT:

- Homestead Interchange Construction Underway

## KCIMIF Progress:

- Construction – 90 % complete
- Facility surfacing underway
- Mainline relocation complete
- Buildings nearing completion
- KCPL transmission line relocation

# KCIMF & 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

# KCIMMF Profile

## Facility Profile

- 500k annual unit capacity (1.5 MM at build out)
- 1,800 parking spaces, 1,500 stacked spaces
- Six 8,000 ft. strip tracks
- Five wide-span electric cranes

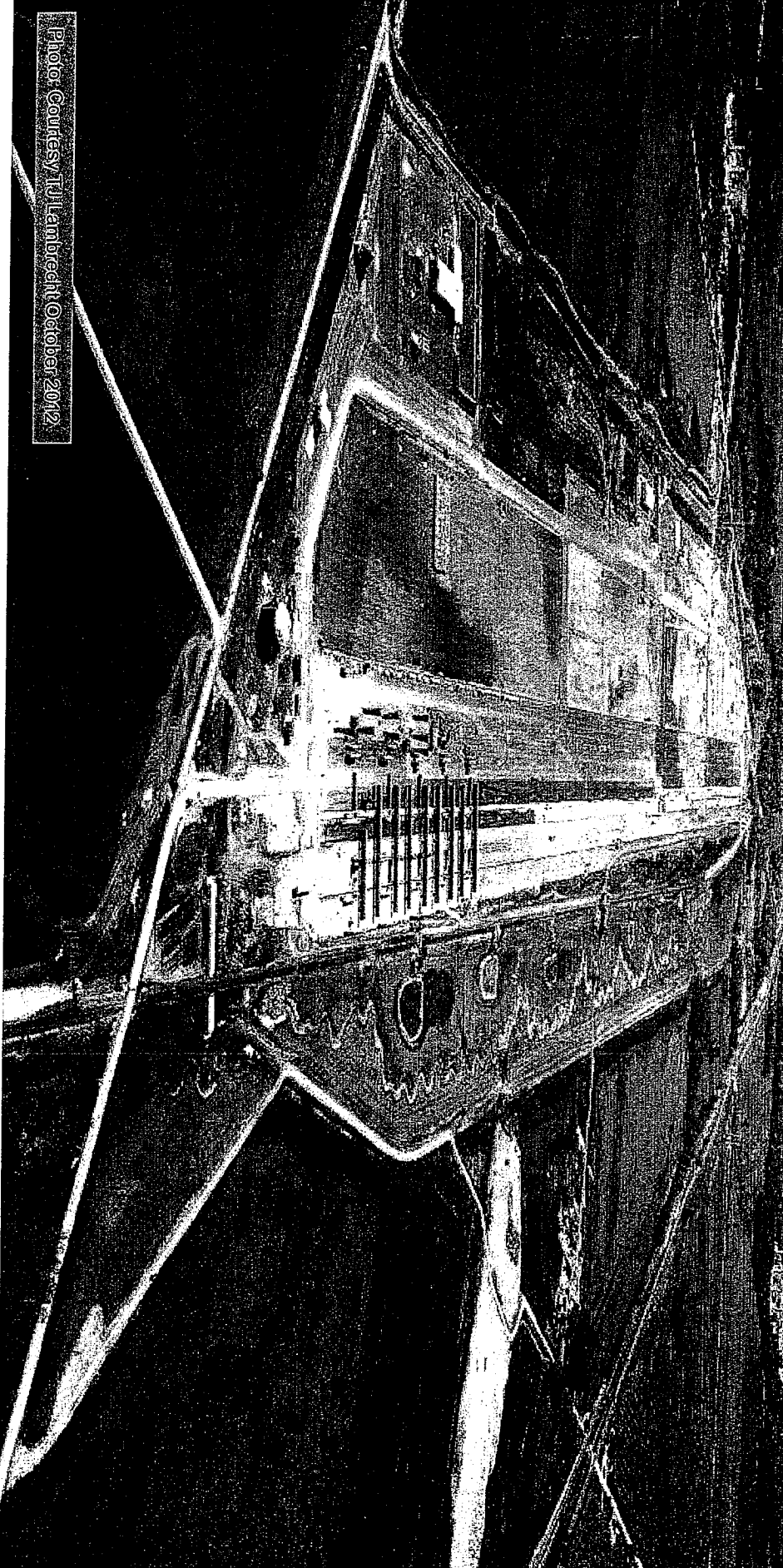
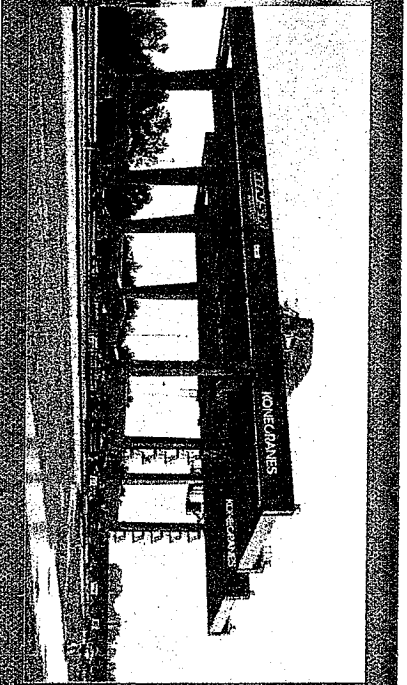
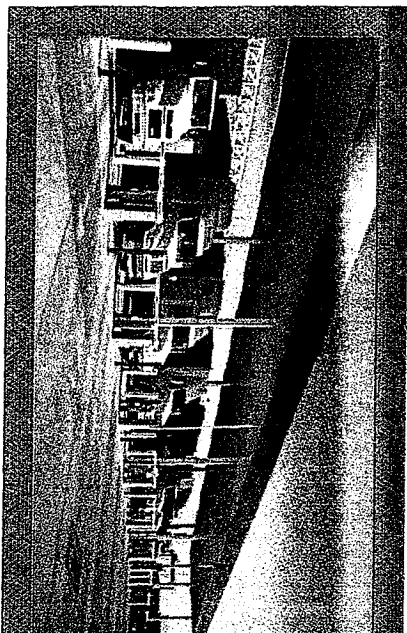
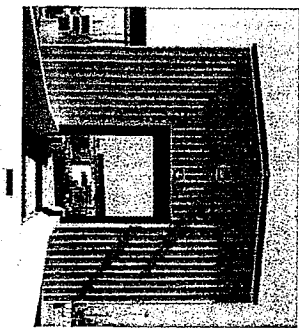


Photo: Courtesy of J. Lambrecht October 2012

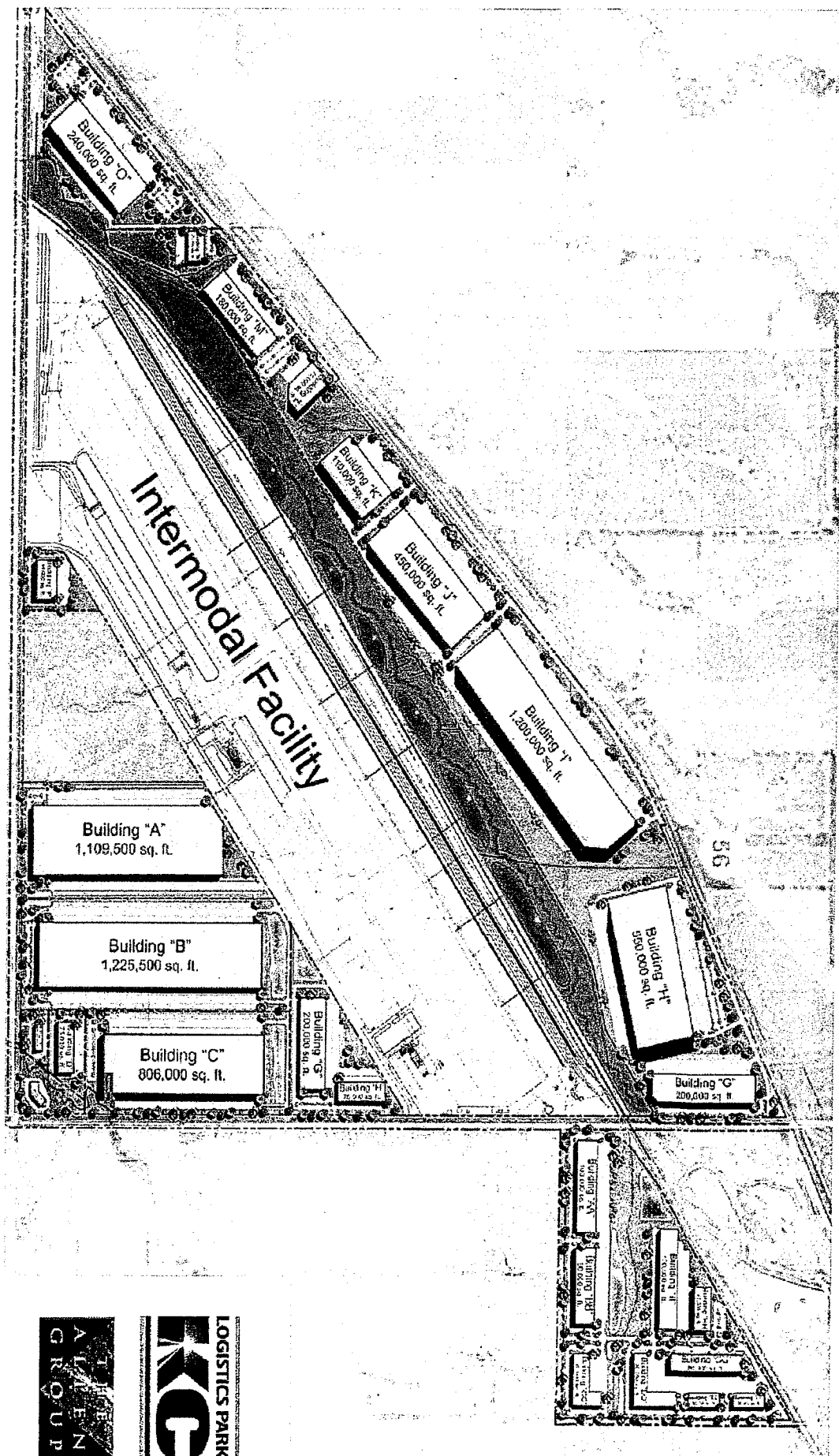
# KCIMF: State-of-the-Art Technology

- 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



**Increased Throughput**  
**Fewer Emissions**  
**Less Congestion**  
**More Security**

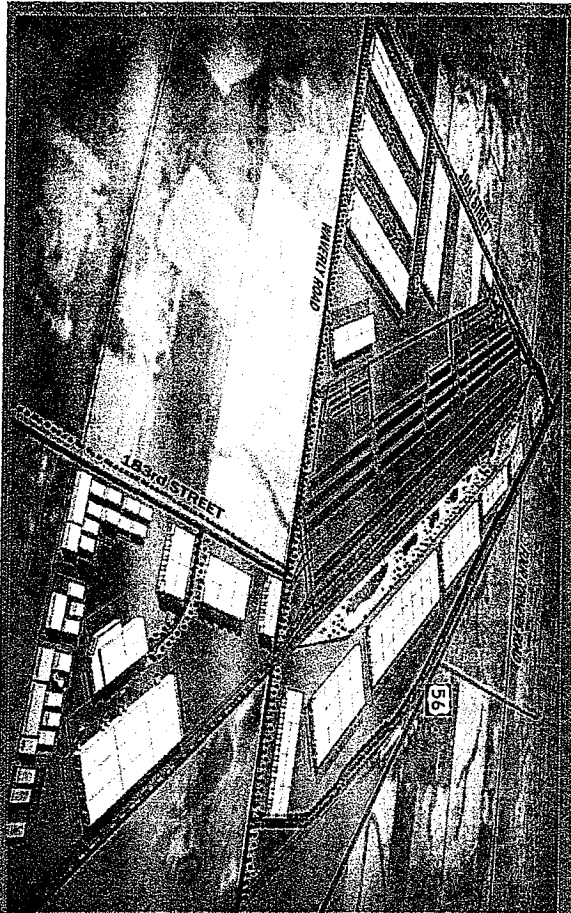
# Logistics Park Kansas City Conceptual



# LPKCG - Development Advantages



*State-of-the-art logistics center  
combining direct rail, truck,  
transload, and intermodal  
services with distribution and  
warehousing services in one  
location*



LPKC is a separate, master-planned distribution & warehouse development by The Allen Group - Kansas City

LPKC is positioned as a low cost provider of distribution centers in the Midwest

- Tax abatement
- Low land and infrastructure basis
- KCP&L Economic Development rider
- Reload/ transload grain for export
- Drayage

535 acres (7 mil + sqf) for customer distribution and warehouse facilities

- 2.9 mil sqf available for direct rail

Additional land available for long-term growth