

KC Logistics Hub



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Work Session June 18

Time Line



⌘ 2004

- ☒ Information about a large distribution project looking at KC area independent developer Quadrangle
- ☒ Quadrangle arranges tour of Elwood II Rochelle II

⌘ 2005

- ☒ Identified as BNSF. Quadrangle no longer part of the picture
- ☒ BNSF announces two sites both in Gardner
- ☒ Visit to Alliance TX facility

Time Line (cont'd)



⌘ 2006

- ☒ Mayor forms Intermodal Review Committee
 - ☒ Comprised of reps from Planning Commission, School Board, Local Business, Local Developer, Gardner Resident, JOCO Resident, City of Edgerton
- ☒ BNSF settles on west site with options to purchase
- ☒ IRC conducts series of meetings
- ☒ IRC Develops list of recommendations for council
- ☒ Vote for annexation held November

Time Line (cont'd)



⌘ 2007

- ☒ BNSF identifies developer
 - ☒ The Allen Group
- ☒ Staff works on issues and ordinances
- ☒ First financial analysis
- ☒ Hire negotiator
- ☒ TIF legislation

Time Line (cont'd)

⌘ 2008

☒ Commerce requires agreement in place for legislation to back bonds

☒ Agreement developed and approved

- 50% abatement 35% origination fees with 35% abatement

☒ Legislation wrapped up with Holcomb and is vetoed

☒ Negotiations continue

☒ Attempt to limit abatements to 30%

☒ Denied by council Lawsuit filed

- Judge admonishes plaintiff attorney plaintiff withdraws

☒ Agreement developed and approved

☒ 50% abatement 15% origination with 15% abatement

☒ Site annexed

☒ New lawsuit filed

Ability to Say No



⌘ Austell GA

- ☑ House

- ☑ Senate

- ☑ Atlanta Regional Development Council

- ☑ Cobb County Chambers

- ☑ Cobb County Lawsuit

⌘ Intermodal built

Confirmed



⌘ City Attorney

⌘ Washington Attorney

☑ Represents Cities at issue with railroads

⌘ Surface Transportation Board

⌘ BNSF issues statement regarding annexation



Objections



⌘ Pollution

- ☑ Met with EPA

 - ☑ PM 2.5 PM 1.0

 - ☑ NOX

- ☑ Blue Skyways Collaborative

- ☑ Intermodal best way to move freight

- ☑ Electric Cranes

- ☑ First idling ordinance in Kansas

Objections



⌘ Traffic

- ☑ Working to move trucks on/off I-35 quickly
- ☑ State to modify existing exit
- ☑ State committed to new interchange

⌘ Alone in the deal

- ☑ County first road
- ☑ KDOT for Gardner Road
- ☑ Bonds backed by State due to passage SB302

Objections



⌘ Rushing to conclusion

- ☑ Discussions for well over one year
- ☑ Decision is not being made on a new agreement
- ☑ Moving forward in February depends upon TIGER grants