

Memorandum



DATE December 4, 2015

TO Members of the Economic Development Committee:
Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano,
Lee M. Kleinman, Carolyn King Arnold, B. Adam McGough

SUBJECT **International Inland Port of Dallas (IIPOD) Update**

On Monday, December 7, 2015, you will be briefed on the International Inland Port of Dallas (IIPOD) Update. The briefing materials are attached for your review.

Please let me know if you have any questions.

Ryan S. Evans
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council



Image courtesy of UP



International Inland Port of Dallas (IIPOD) Update

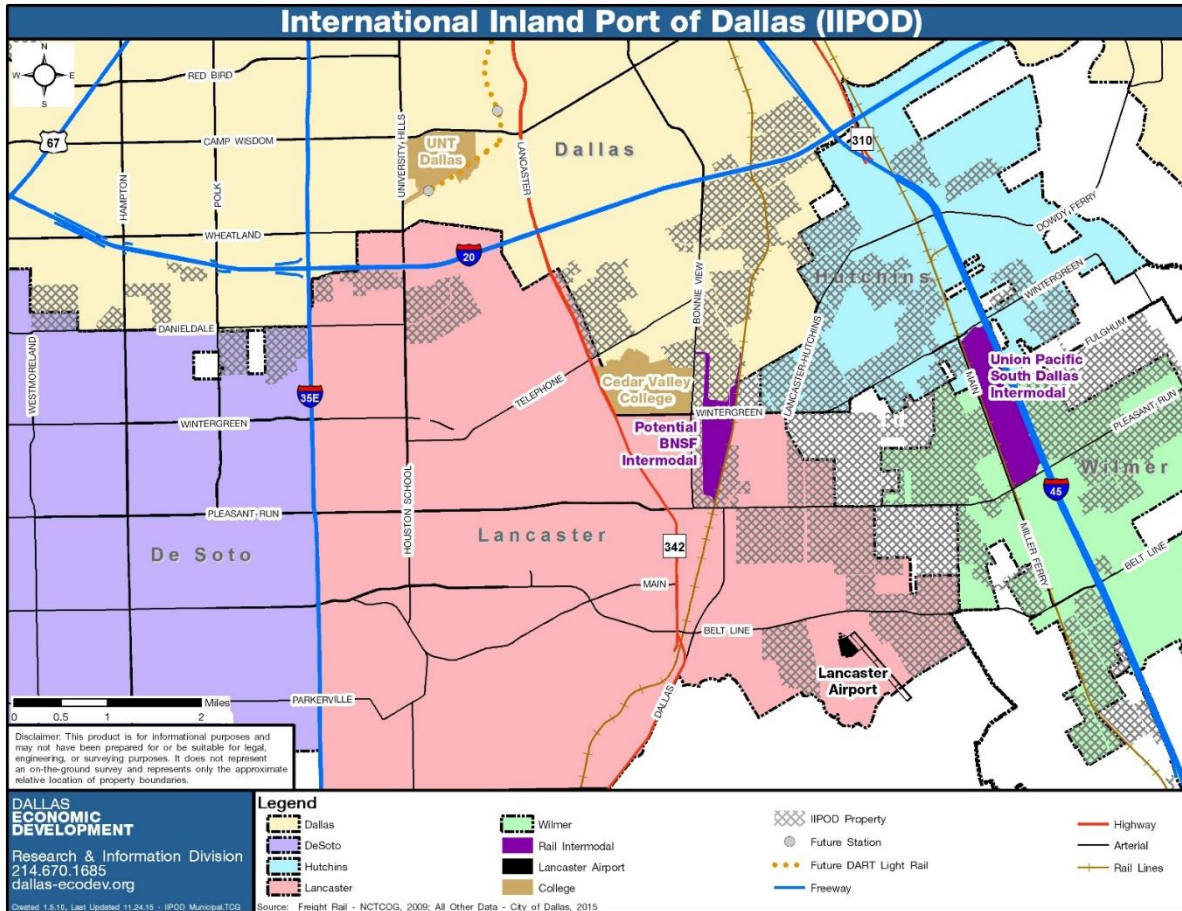
Economic Development Committee
December 7, 2015

**DALLAS
ECONOMIC
DEVELOPMENT**

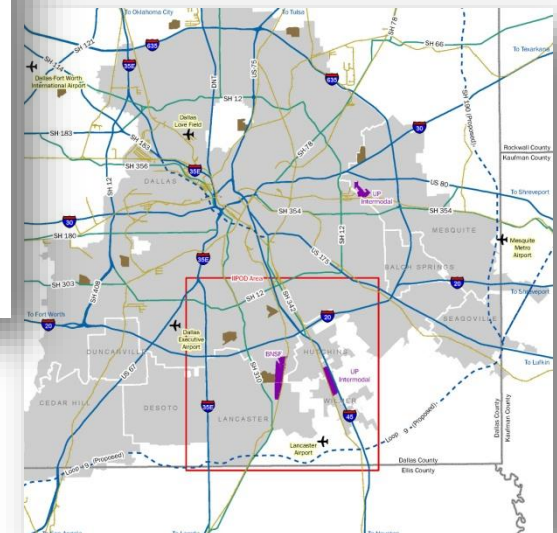


City of Dallas

Background

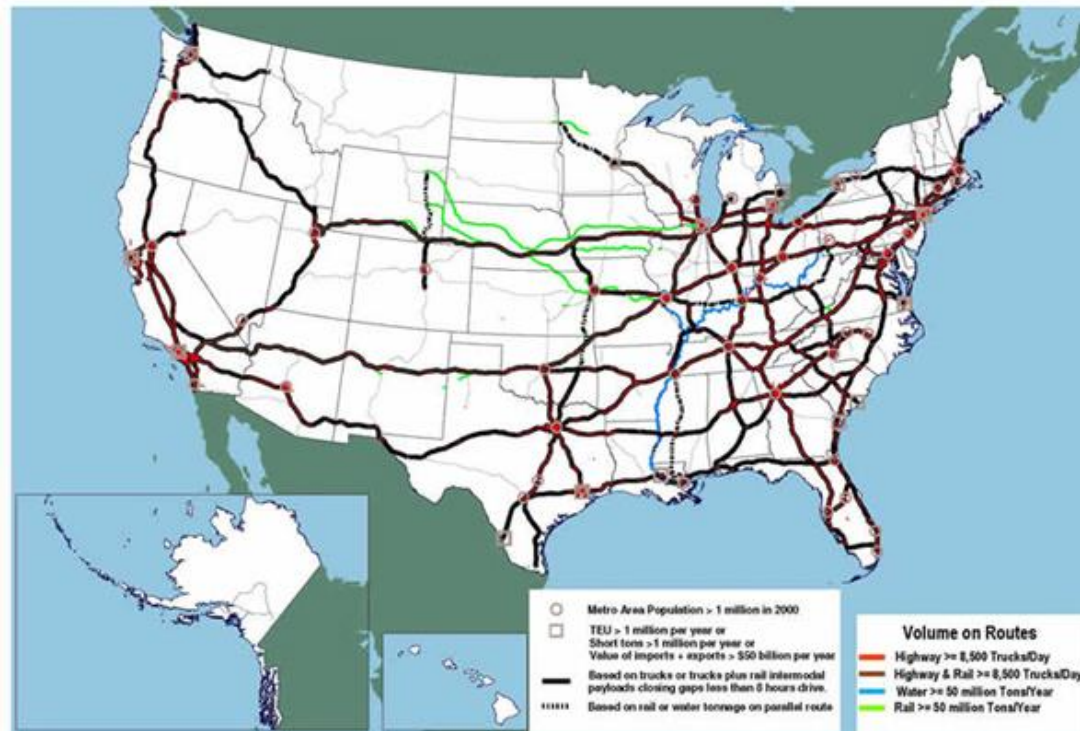


- Five key communities: Dallas, DeSoto, Hutchins, Lancaster, Wilmer
- Approximately 7500 acres
- UNT-Dallas, Paul Quinn and Cedar Valley Colleges nearby



Key Intermodal Location

- I-35, I-45 and I-20 are within 8 miles of each other
- Dallas Intermodal Terminal (UP Intermodal) on I-45
- Dallas is an important location for intermodal and truck goods movement in the U.S.
 - 7 routes going through DFW



Freight Routes

A major hub for truck traffic



Average Daily Long-Haul Traffic on the NHS: 2011



Notes: Long-haul freight trucks typically serve locations at least 50 miles apart, excluding trucks that are used in increments by multiple modes and rail. NHS mileage as of 2011, prior to IAP-21 system expansion. Source: U.S. Department of Transportation, Federal Highway Administration, Office of Freight Management and Operations, Freight Analysis Framework, version 3.4, 2013.

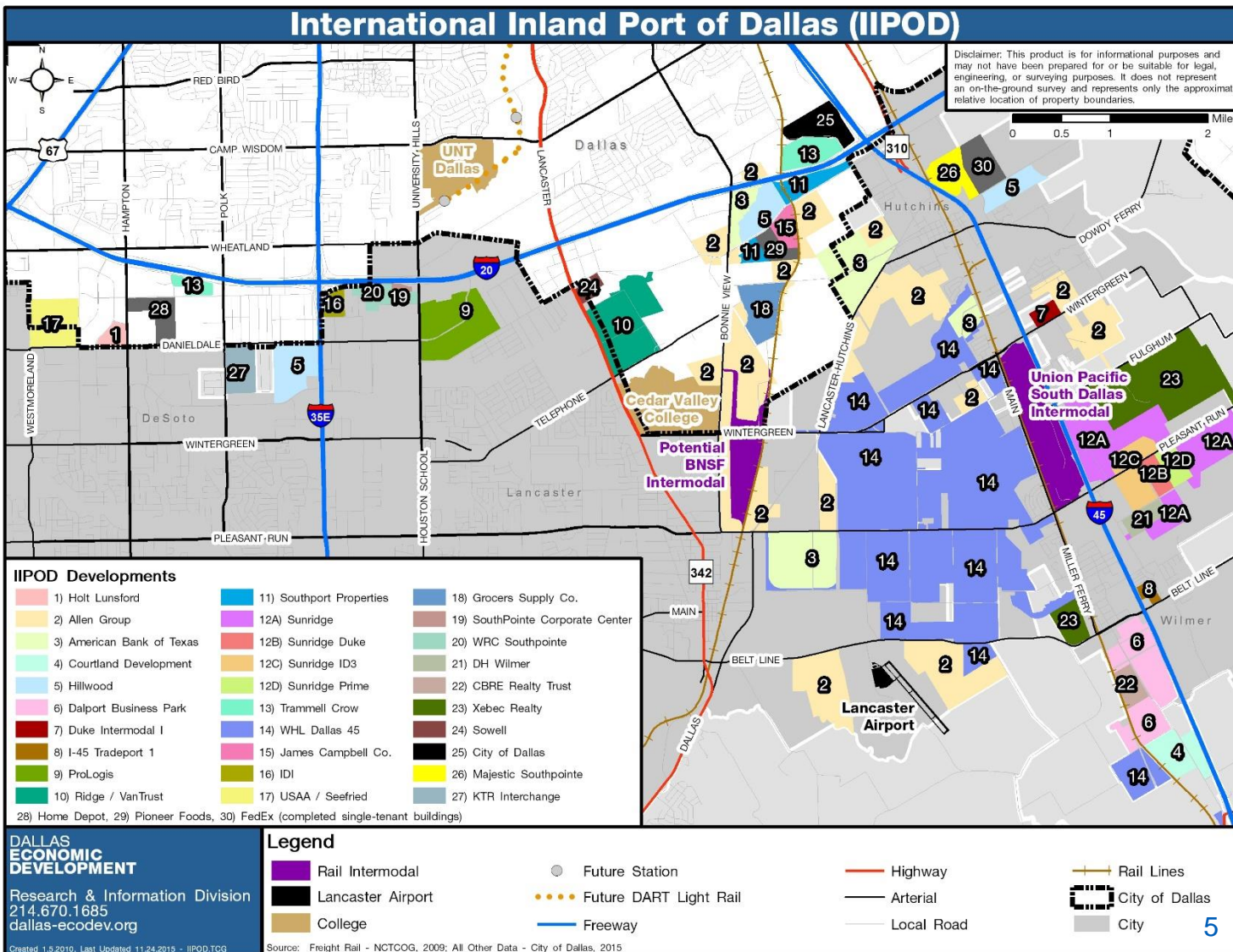
Significant intermodal rail traffic, but not on Nation's primary intermodal route (LA to Chicago)

Tonnage of Trailer-on-Flatcar and Container-on-Flatcar Rail Intermodal Moves: 2011



Source: U.S. Department of Transportation, Federal Railroad Administration, special tabulation, September 2013.

More than 25 developers and land owners



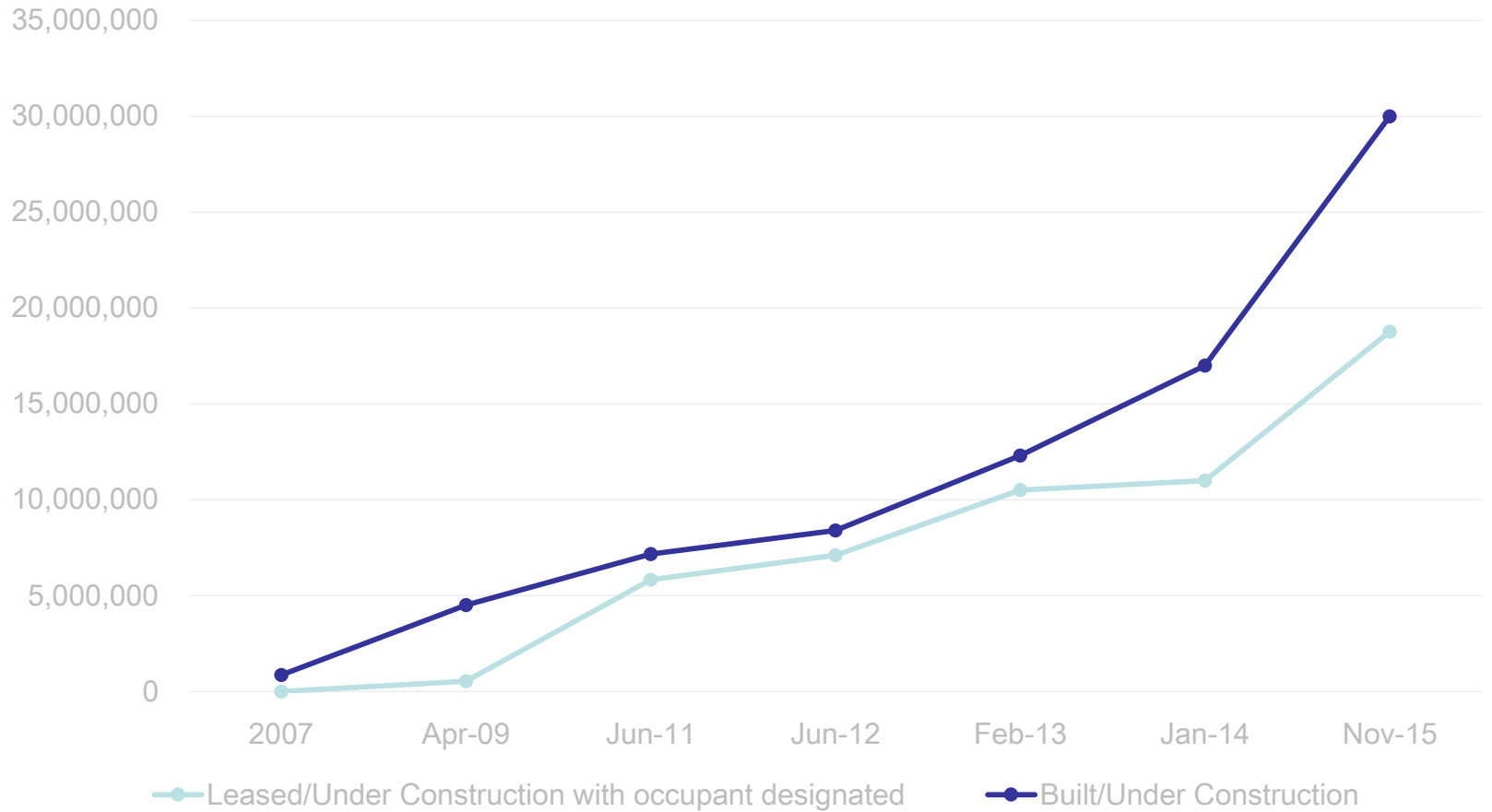
Major Distribution Hub

- Just over 30 M sq ft of industrial space built or under construction
- Over 3000 jobs created
- Approximately 19 M+ is leased or under construction with occupant designated
- Major tenants include L'Oreal, Whirlpool, Quaker, Unilever, Conns Appliance, Home Depot, Serta/Dormae



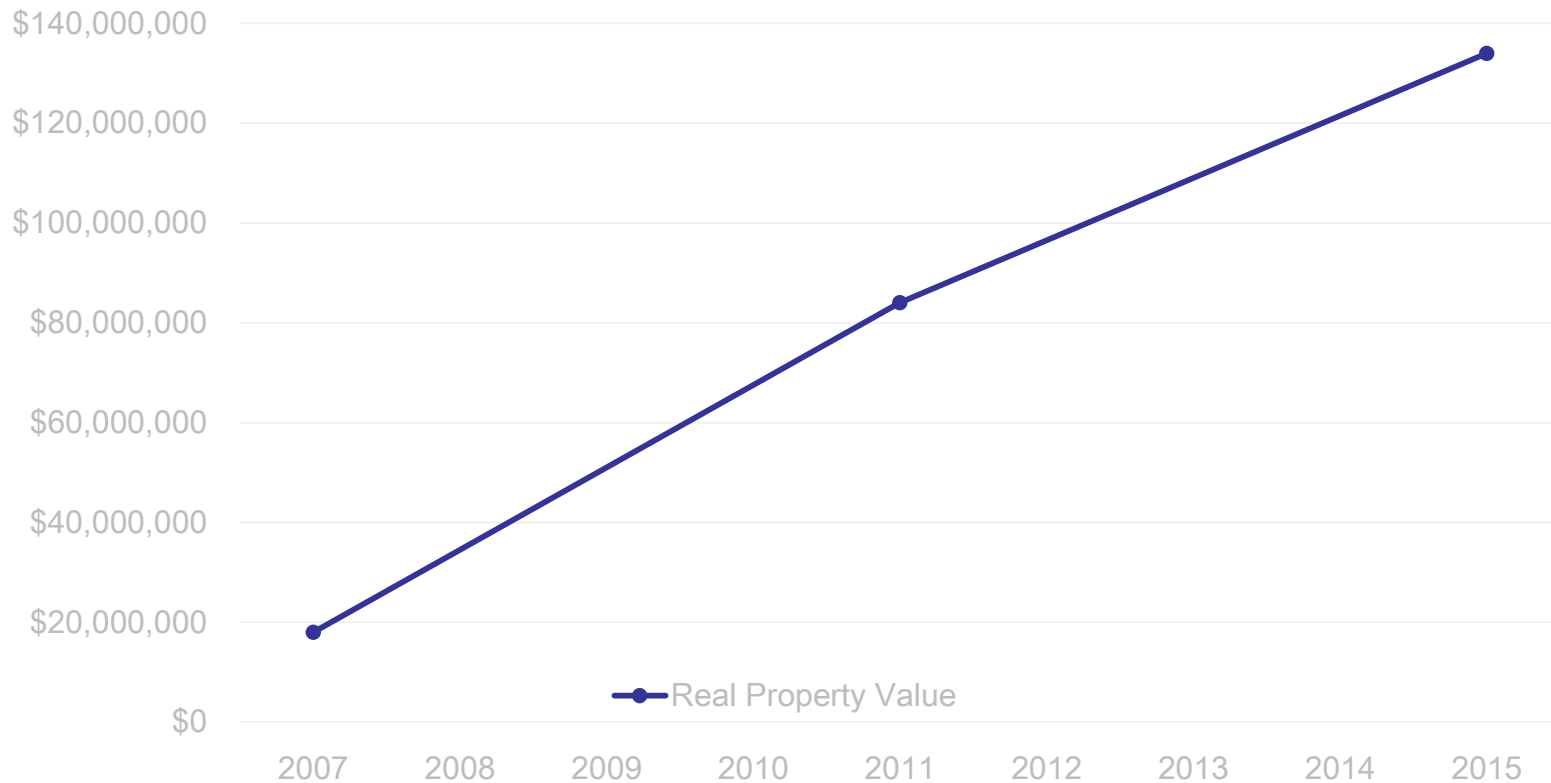
Growth at IIPOD

Square Feet of Development



Growth at IIPOD

City of Dallas IIPOD Developments Real Property Value



Source: Dallas Central Appraisal District via Dallas Water Utilities
Enterprise GIS, Certified Values

Dallas Development

- Dallas developers/owners include Hillwood, Ridge, Seefried, Weeks Robinson, The Allen Group, Trammell Crow, Dermody, Van Trust and Holt Lunsford
- Dallas tenants include (or will include) Niagara Water, Conn's, L'Oreal, Home Depot, Serta/Dormae, Pioneer Foods, Amazon, Southwest Moulding and RR Donnelly.
- 5.5 M sq ft in Dallas is or will be occupied upon completion of current projects
- Future projects may include up to 2.0 M sq feet from Van Trust and Dermody

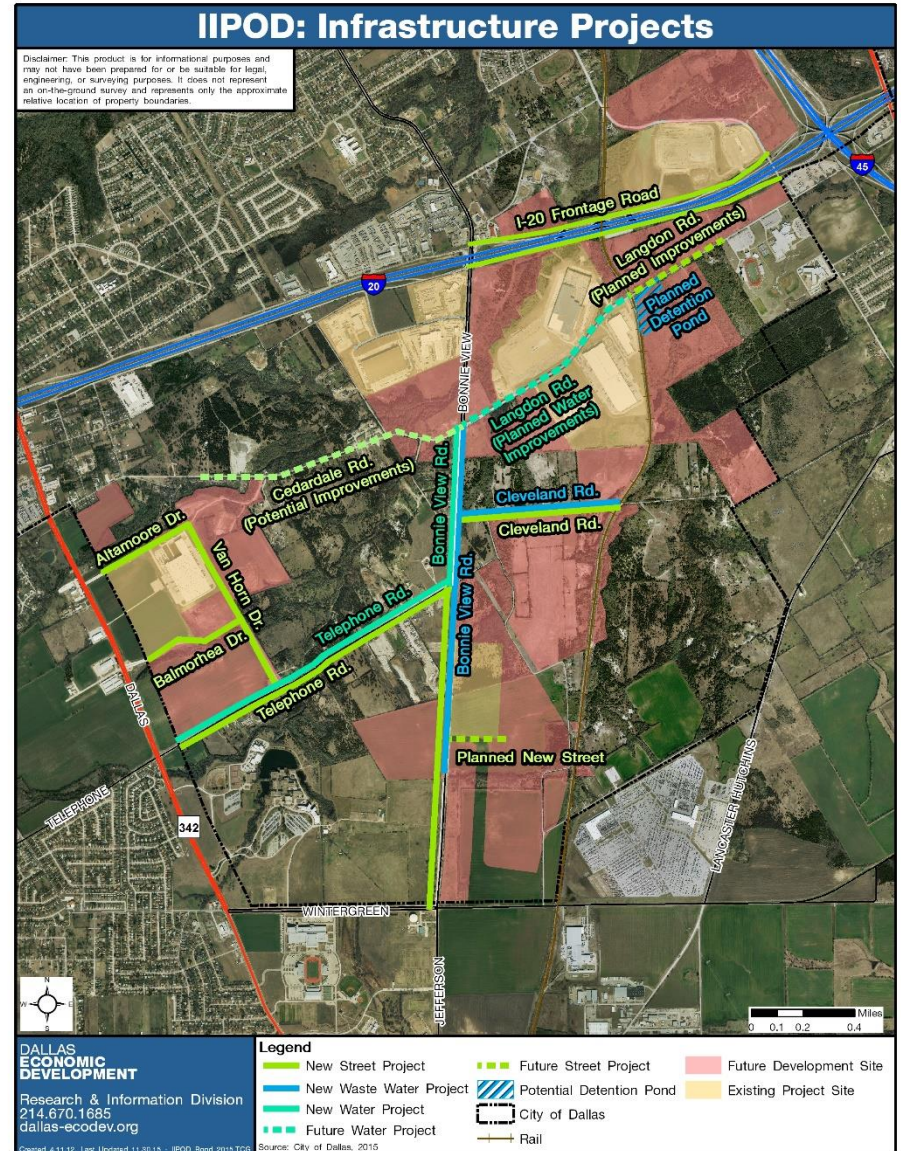


DALLAS
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Key to Growth

- Public/Private Partnership
 - City has provided support (~\$39 M in bond funds) for infrastructure projects allowing much of Dallas area to be developed (see appendix for more details)
 - County, State and Federal money (additional \$30 M) have funded key road and bridge projects in Dallas and IIPOD area
 - Dallas' PPP investment (grants and abatement (forgone revenue)) has leveraged \$350M in estimated investments (12:1 ratio)



City of Dallas: Near-Term Strategy

- Capitalize on improving market conditions by creating “shovel ready” sites thru prioritized infrastructure to support development program
 - 2012 Economic Development Bond Program
- Maintain relationship with UP and BNSF
 - UP continues weekly service to Port of Houston
 - Dallas Intermodal Terminal continues to show strong growth and is at 88% of capacity
 - BNSF owns property for intermodal facility as market conditions warrant.
- Continue to actively market Dallas sites to developers, commercial brokers, and site selectors
- Support Foreign Trade Zone (FTZ) designations, as appropriate

Future Opportunities

- Collaboration with regional partners to implement infrastructure improvements identified by the Southern Dallas County Infrastructure Analysis (SDCIA)
 - County moving forward with \$10 M water line from Lancaster to Wilmer
 - Loop 9
- BNSF intermodal facility in IIPOD
 - Own 200 acre tract purchased for future intermodal development– no near term plans
 - Preconditions are an increase in demand volumes and resolution of existing congestion points in DFW Metroplex to improve rail access to IIPOD
- Follow-up on relevant partnership opportunities identified by Panama Canal Stakeholder Working group and the State Freight Mobility Plan
- Job skills training collaboration with key employers

Questions?

Appendix– City Bond Funding: Active and Completed Projects

Project	Amount
Telephone Road	\$ 7,900,000
Bonnieview Road and Utility Improvements	\$ 11,700,000
Cleveland Road and Utility Improvements	\$ 3,200,000
Langdon Road (pending)	\$ 1,600,000
Regional Flood Detention (pending)	\$ 2,400,000
Danieldale/Old Hickory	\$ 1,000,000
I-20 Service Road	\$ 4,700,000
Danieldale/Home Depot	\$ 2,500,000
Ridge Business Park Infrastructure	\$ 2,000,000
Trammell Crow/I-20 Project	\$ 1,400,000
Hillwood/ABOT Property IIPOD	\$ 700,000
Total	\$ 39,100,000