



Port of Muscatine

PORT VISION

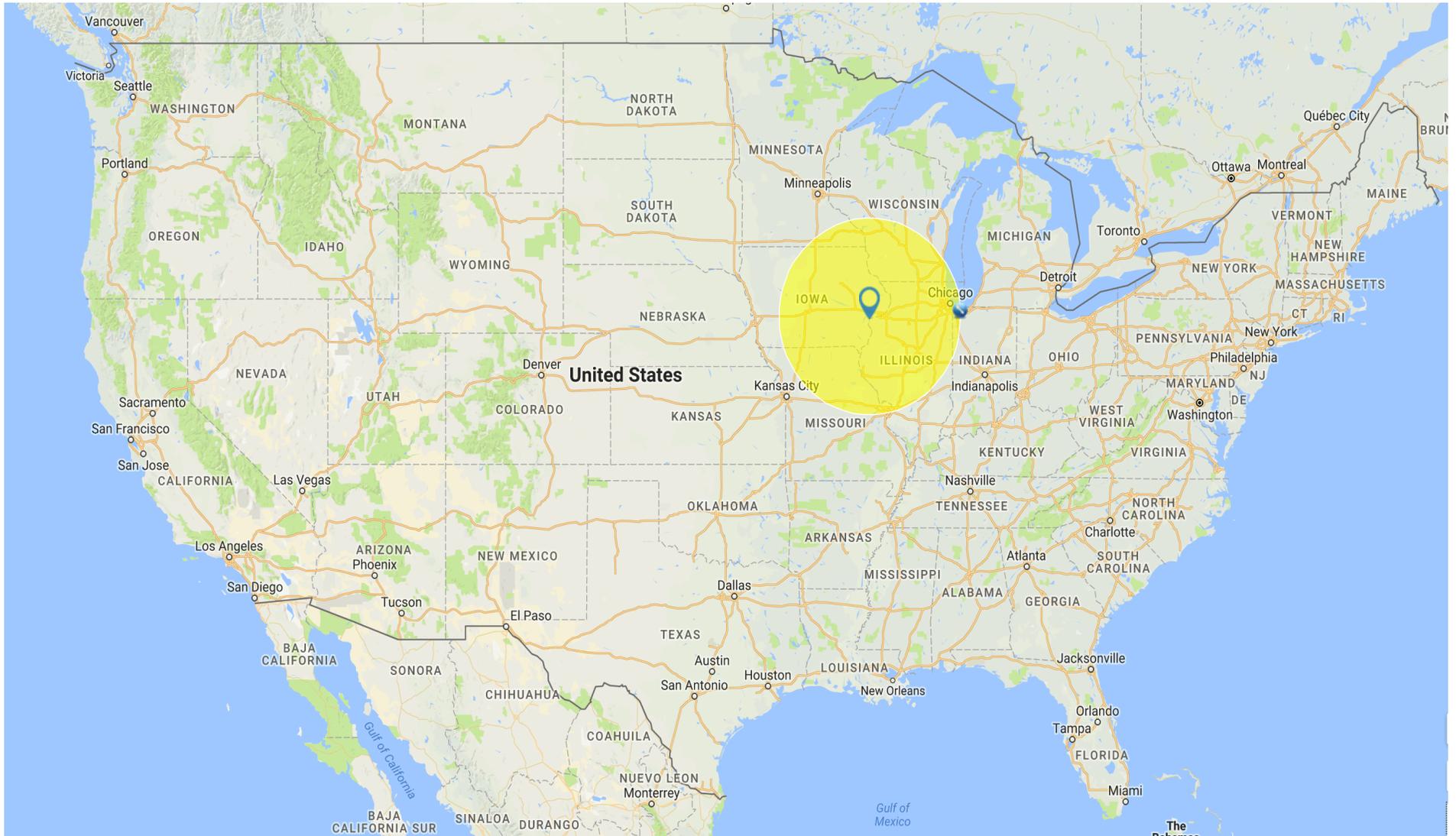
The Port of Muscatine is for regional shippers to have a low-cost transportation public access to worldwide markets for products and supply chain customers to the Central US.

The Port will serve as an economic development catalyst for the entire region and will appeal to local Bi-State and regional shippers for a market catchment area of 200+ miles.

The Port is about a 100 acre site located on the banks of the Mississippi River and is a public-private partnership venture between the City of Muscatine and Kent Corporation.

The Public Port will be privately owned and operated by Kent Corporation, a diversified family-owned corporation with subsidiaries involved in corn wet milling, animal feeds, pet products and the manufacturer of food and beverage products to customers worldwide.

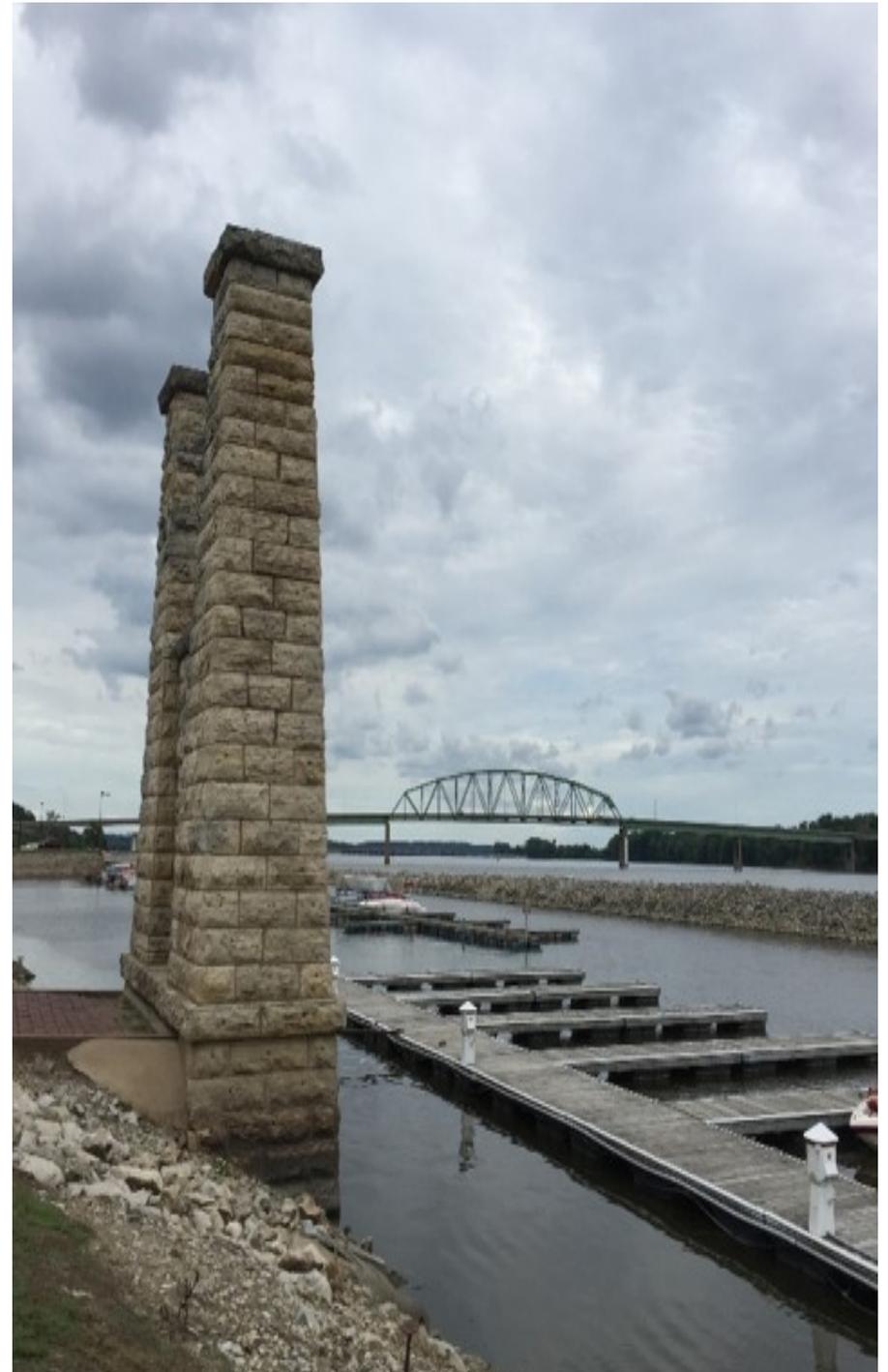
The Port will be providing a number of on-site services for consolidating and trans-loading freight on the three key modes of transportation... highway, rail and water.



200-Mile Market Catchment Region

Project Highlights

- There are no Container Ports on Mississippi north of St. Louis
- The Feasibility Study shows this Port Project is viable
- Utilizes all three modes of freight transportation, highway, rail & water
- Public-Private Partnership venture between the City & Kent Corporation
- Meets the need to create a single public port facility from which local and regional shippers would be able to access global markets
- Enhance the economic health of the region by ensuring efficient, diverse and cost-effective freight transportation options for area businesses
- Has direct access to divided State Highway 61 and the local airport is designed to conduct cargo operations
- Has a current working relationship with the Railroad, Steamship lines and Barge services
- Has contingency plans for winter operations from annual maintenance of the Lock & Dam



Linking Iowa's Freight Transportation System (LIFTS) Grant

- LIFTS Grant request of \$80K – matched by \$20K (total project cost of \$100K)

<http://www.muscatineiowa.gov/1147/Port-of-Muscatine>

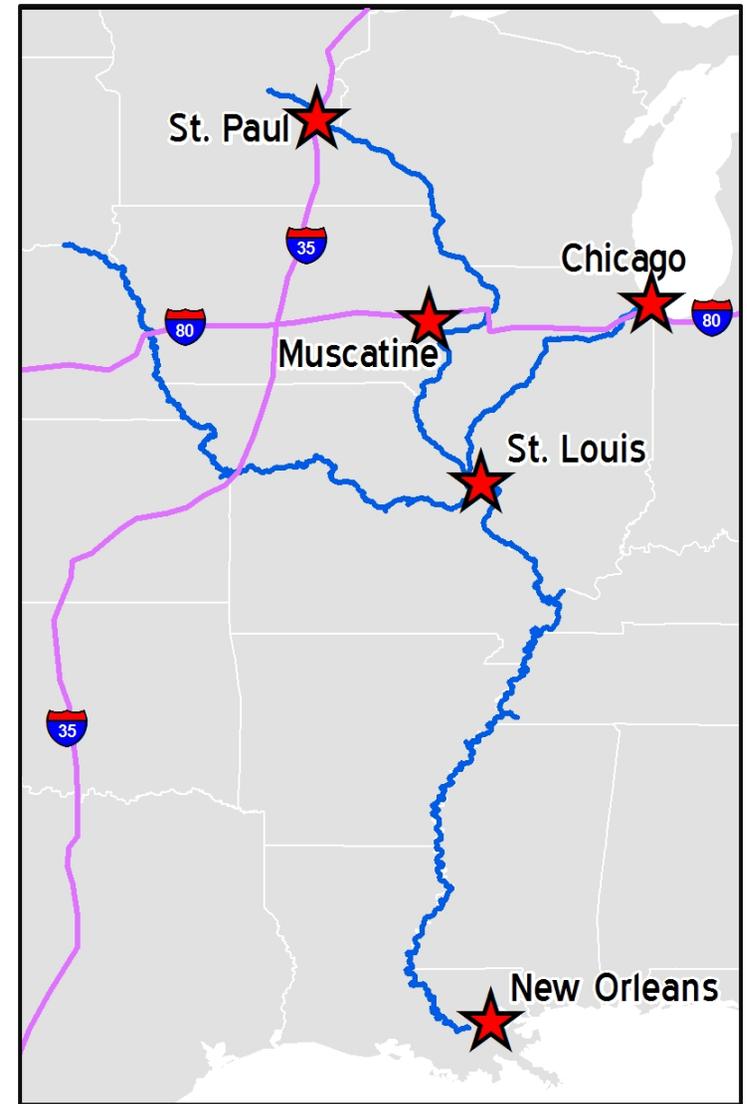
- Private Public Partnership between the City & Kent Corporation/GPC (Grain Processing Corp)

- Grant Objective:

Determine if an intermodal container port on the Mississippi River to serve Eastern Iowa is feasible.

Project Benefits

- Provides a way to retain & expand businesses that are already here and to attract new businesses that need to be closer to their shipping options
- Adds another shipping option (water) for getting and receiving goods from worldwide markets
- Steamline transportation access to world markets, especially with the recent opening of the Panama Canal expansion or Panamax
- Water movement of freight is more fuel efficient & environmentally advantageous than by rail or highway
- A public multi-modal transportation port facility will leverage past and future investments in the Mississippi River
- Diverts existing and future freight volumes off of area highways and on to the Mississippi River



Economic & Safety Impact for the Region

<i>Annual Cost Savings from Conversion to Barge Mode:</i>							
Conversion Rate	Rail Savings	Highway Savings	Total Cost Savings	Reduction of Railcars	Rail Miles Saved	Trucks taken off Highway	Highway Miles Saved
5%	\$ 37,899,030	\$ 7,139,083	\$ 45,038,113	3,600	4,093,648	946	839,397
10%	\$ 54,357,750	\$ 8,249,883	\$ 62,607,633	7,200	8,187,297	1,892	1,678,795
15%	\$ 70,816,471	\$ 9,360,683	\$ 80,177,154	10,800	12,280,945	2,838	2,518,192
25%	\$ 103,733,911	\$ 11,582,284	\$ 115,316,194	18,000	20,468,242	4,731	4,196,987
40%	\$ 153,110,071	\$ 14,914,684	\$ 168,024,755	28,800	32,749,187	7,569	6,715,179
50%	\$ 186,027,511	\$ 17,136,285	\$ 203,163,796	35,999	40,936,484	9,461	8,393,974
65%	\$ 235,403,672	\$ 20,468,685	\$ 255,872,357	46,799	53,217,429	12,300	10,912,166
75%	\$ 268,321,112	\$ 22,690,286	\$ 291,011,398	53,999	61,404,726	14,192	12,590,961
90%	\$ 317,697,272	\$ 26,022,686	\$ 343,719,959	64,799	73,685,671	17,030	15,109,153
100%	\$ 350,614,713	\$ 28,244,287	\$ 378,858,999	71,999	81,872,968	18,922	16,787,948

Site Location

- 100 Acre Port Site with Services
- Adjacent to 300+ Acres of other accessible industrial sites
- Privately Owned & Operated
- Direct Highway & Rail Access
- Airport is convertible for conducting Cargo Operations
- Seasonal River Access
- Only one Lock & Dam between Muscatine and St. Louis
- Supports Bi-State Local Businesses
- Will be built in a phased approach subject to market demands



Next Steps

- Economic Pro Forma Development
- Preliminary Site Plan Design
- Site & Infrastructure Permitting
- Meeting with USACE for dock permitting
- Marketing & Business Development Plan
- Meeting with Iowa DOT for Infrastructure
- Additional meetings with CP Railroad
- Meeting with US DOT/MARAD/FRA
- Grant Application Development



Preliminary Timetable for Next Steps

Port of Muscatine Project				2016	2017	2018	2019	2020
<i>Project Milestones</i>	<i>Responsibilities</i>	<i>Timeframe</i>						
Feasibility Study	City	4-6 mos						
MARAD Project Designation	City	3-4 mos						
Market Confirmation & Analysis	Partner	2-3 mos						
Create & Designate Port Commission	City/Partner	3-6 mos						
Preliminary Engineering Design	City/Partner	4-8 mos						
Site Permitting	City	6-12 mos						
Set Strategic Planning Objectives	Commission	2-3 mos						
Business Development Plan	Commission	2-4 mos						
Site Testing & Development	City	4-6 mos						
Phase I Construction	Partner	9-18 mos						
Operational Plans, Staffing & Tarriffs	Partner	3-6 mos						
Phase II Engineering & Design	Partner	3-6 mos						
Phase II Construction	Partner	9-18 mos						