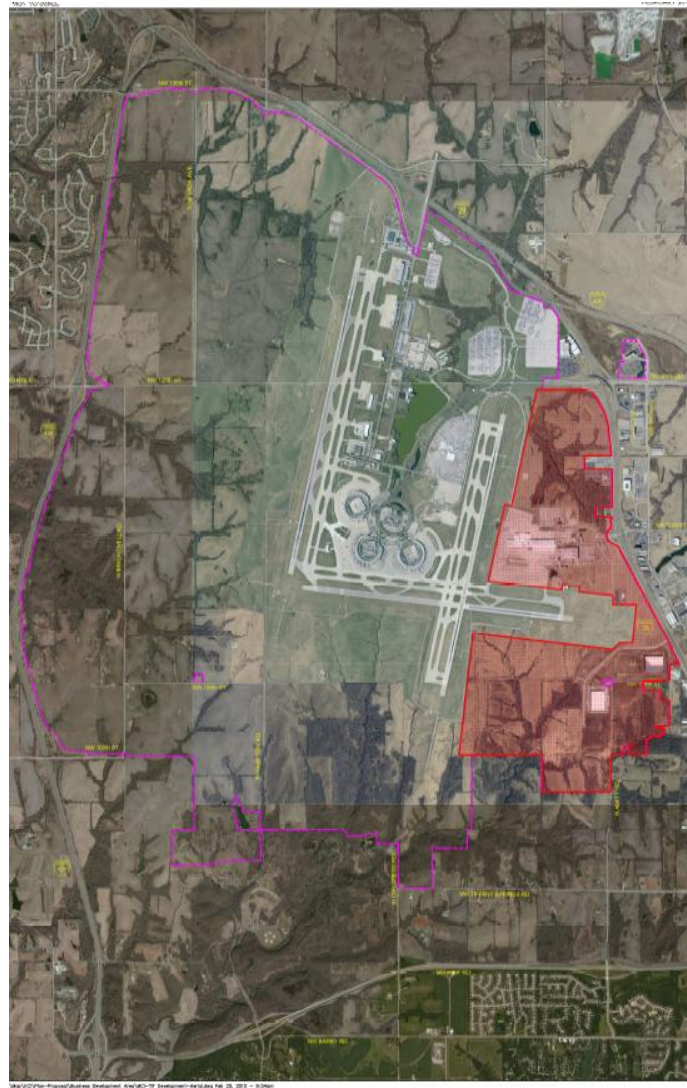


Kansas City International Airport



Map of KCIA Property Development: 10/10/10-10/10/10 Development: 10/10/10-10/10/10

History

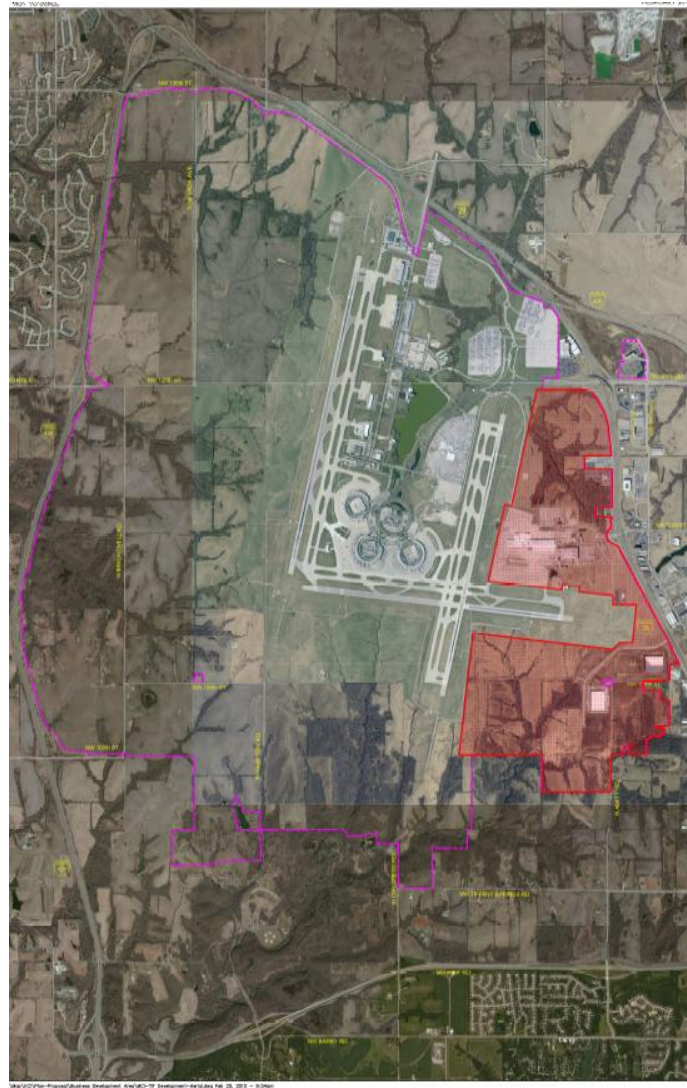


History – Passenger Service

- Opened in 1972
- 3 Terminal Concept
- Conceived as “drive to the gate”
- Immediately after opening facility was challenged by new security procedures
- Total width of terminal is 70 feet
- Currently under construction for a new terminal
 - \$1.5 billion
 - 39 gates expandable to 50 gates



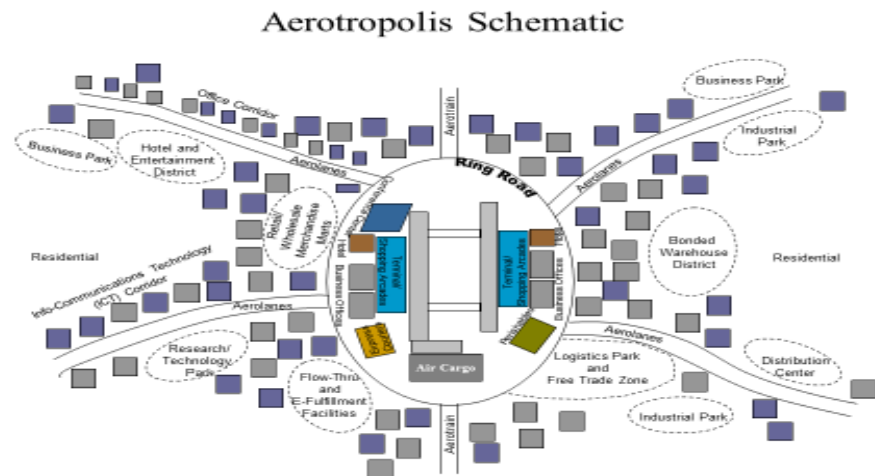
Kansas City International Airport



Map of KCIA Plan-Proposed Business Development Area (PDA) - 10/1/2013 - 10/1/2013

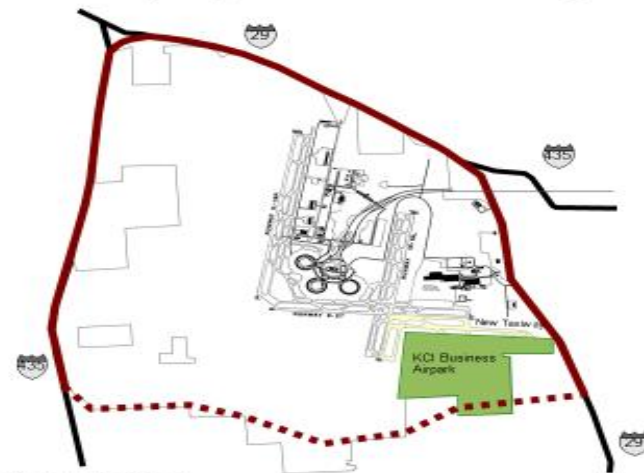
History – Commercial Development

- 2004 – Idea! Diversify airport revenue from reliance on airlines
- 2005 – Kasarda Report
- 2005 – RFP for Master Developer
- 2006 – Selected Trammell Crow
- 2007 – Agreement
- 2008 – FAA FONSI Notice
- 2009/2010 – Infrastructure Development



Dr. John D. Kasarda, Director, The Keran Institute of Private Enterprise

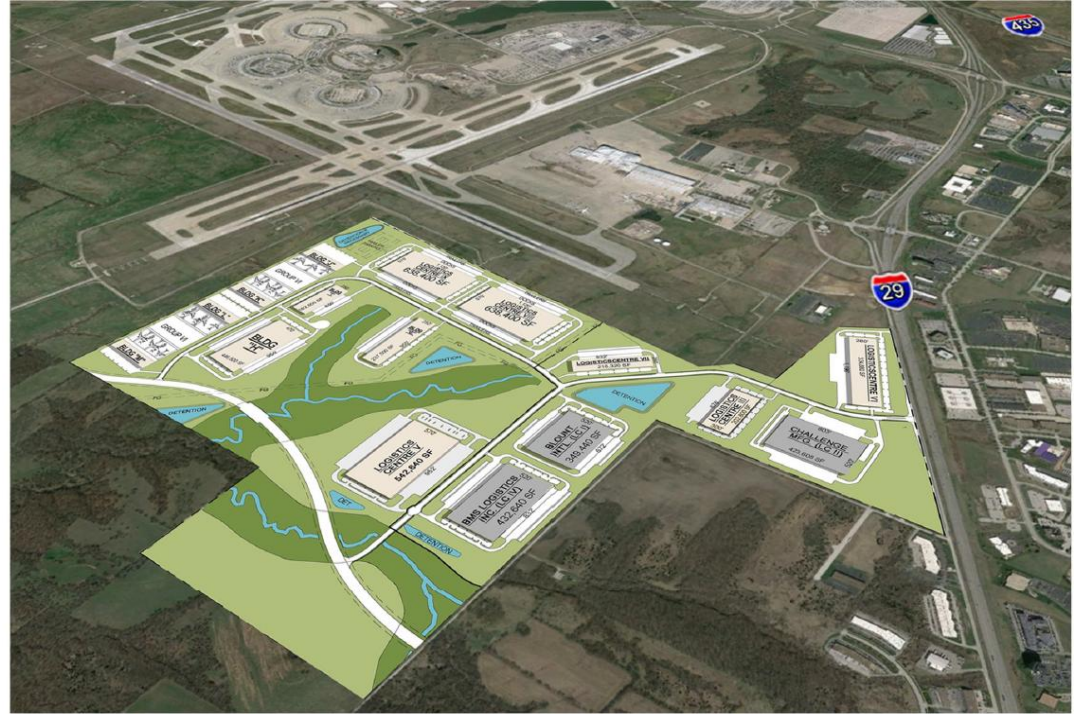
Initial Priority Project: the KCI Business Airpark



Dr. John D. Kasarda, Director, The Keran Institute of Private Enterprise

The “Deal”

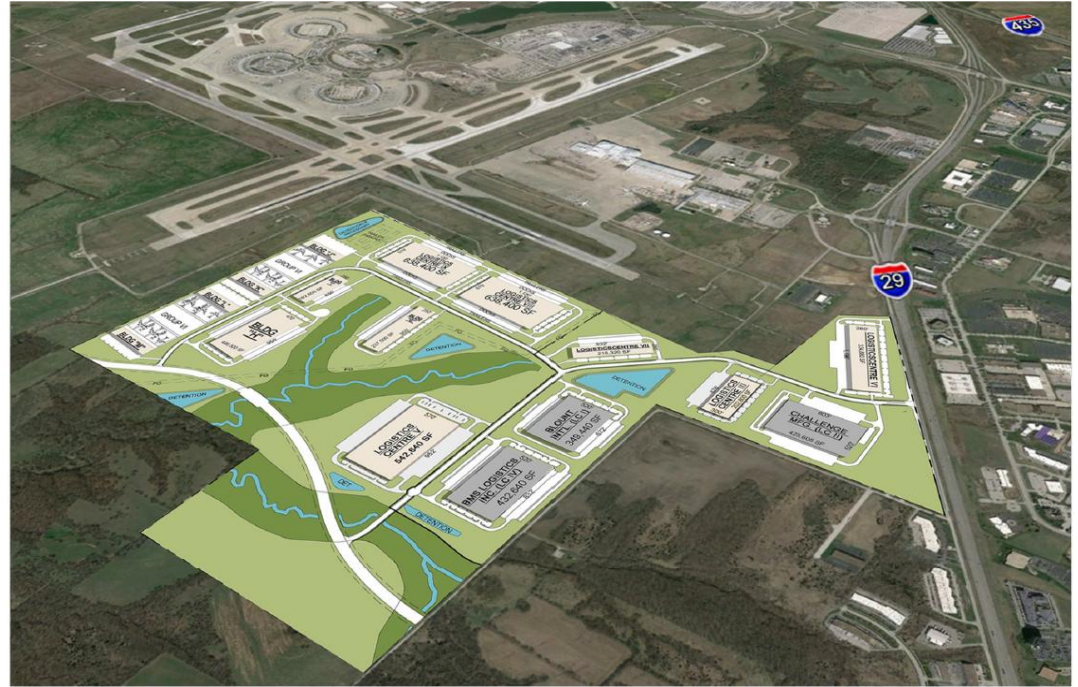
- Term of the master development agreement was 5 years after “substantial completion of the 1st phase of infrastructure improvements”(2011)...2016 ...plus 5 years (2021).
- The ground rent is market based...schedule is aligned with all properties...increases by 5% every 5 years
- Key...have to go vertical...on a schedule



- 800 Acre Site
- Infrastructure is the responsibility of Airport – Tenant performs the work and then reimbursed through City Agreement
- City investment started at \$15 million...with amendments now up to \$20 million...next phase to open up final phase is expected to be another \$8 million

KCI Intermodal Logistics Centre

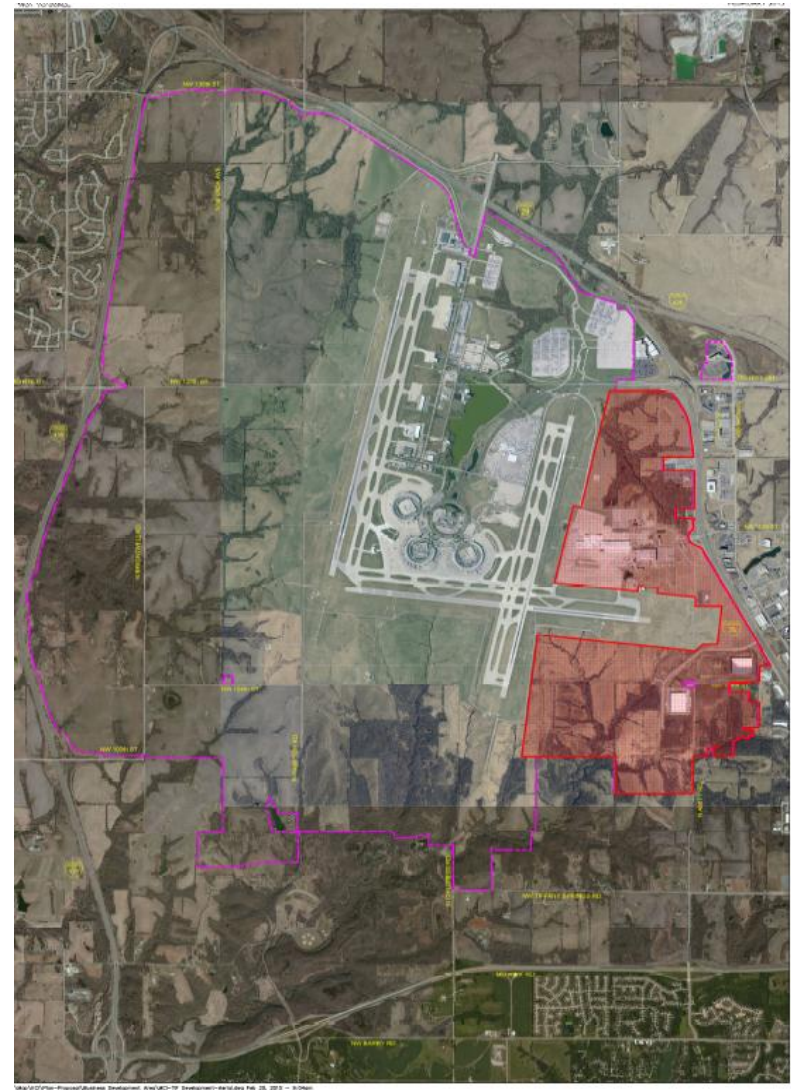
- Business Park was officially opened in 2011 and 1st tenant in the park opened in 2012.
- In 2016, the Centre received Site Certification from the state of Missouri
- In 2017, through an agreement with the City, this area is able to use a portion of the growth in local taxes to reinvest in the “development area”
- Current planning is underway for Phase IV of the business park.



- Blount International – 2012 (349,440 SF)
- Challenge Manufacturing – 2015 (423,608 SF)
- PMS Logistics – 2017 (423,640 SF)
- Rogers Sporting Goods – 2019 (202,800 SF)
- Logistics Center V under construction– 2019 (542,640 SF)
- Logistics Center VI final planning – 2019 (349,440 SF)
- Tenant employment is nearly 700

Future Development

- Westside Development
- 4,000 acres
- Recently completed a feasibility study on electricity planning
- Next stage will be development planning
- At least 5 years out, however need to get ready when KCI Intermodal Logistics Centre is full.



Contact

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