



“Drive to Maturity”

An Economic Development Strategy

Office of Economic Opportunity



What defines a successful city?

A CULTURE OF ENTERPRISE AND INNOVATION,
WHERE PLACES ADAPT QUICKLY TO NEW
OPPORTUNITIES, AND EVERYONE CAN SHARE IN THE
POSSIBILITIES
AND REWARDS OF BUSINESS SUCCESS.



Why are cities important for economic growth?

The fundamental economic advantage urban areas offer is the potential for greater efficiency brought about by population density, talented human capital, and access to resources. These economies of scale increase labor productivity and enable private sector growth.

Infrastructure Contributes to Economic Growth



Infrastructure

The "underlying structure" of a city and its economy, the fixed installations that it needs in-order-to function.

Infrastructure Contributes to Economic Growth:

- 1. Enhanced Productivity**
- 2. Attracting Investment**
- 3. Job Creation**
- 4. Reduced Transaction Costs**
- 5. Rural Development**
- 6. Innovation and Technological Advancement**
- 7. Urbanization and Urban Growth**
- 8. Quality of Life**
- 9. Disaster Resilience**
- 10. Long-term Economic Sustainability**

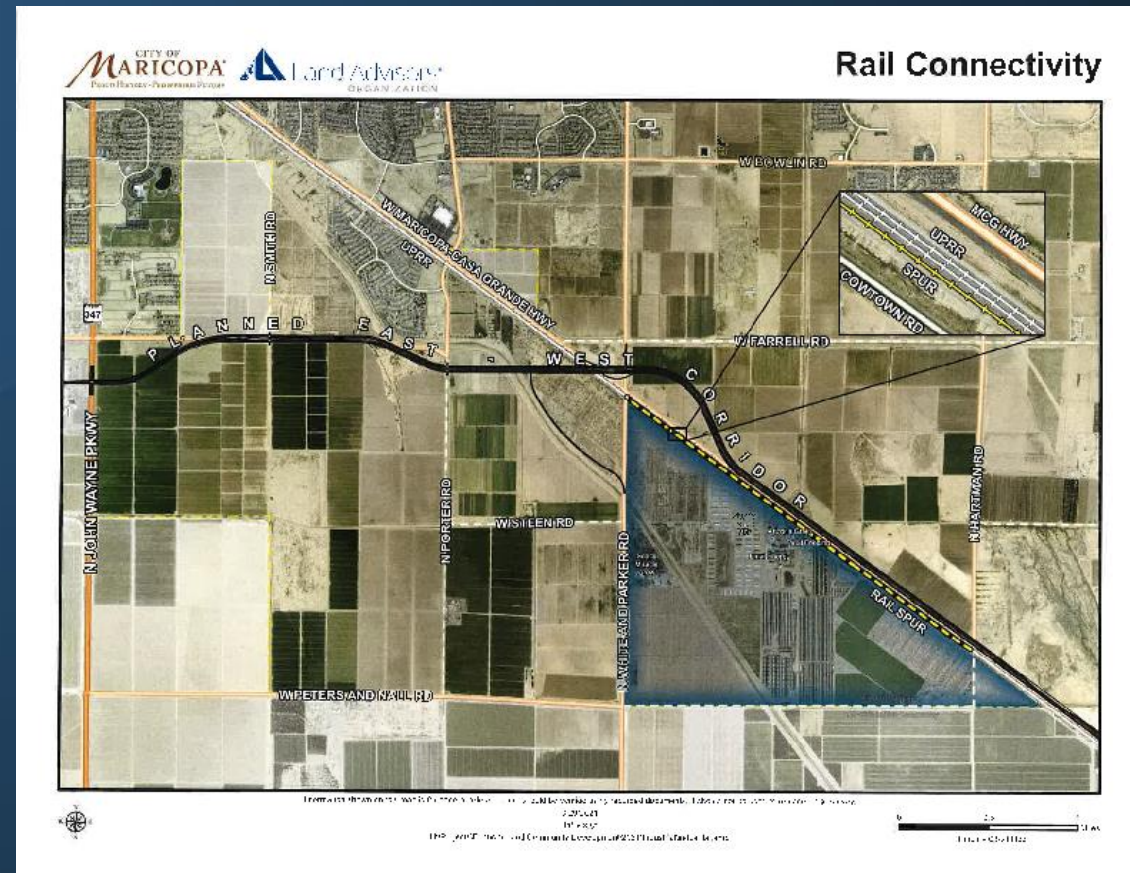
Maricopa Business Park / Futures Planning 2023

- FY 23/24 – Fund Master Development Plan study
- FY 23/24 – Activate “Industrial Development Authority Board”
- FY 23/24 – Explore industrial development funding sources to include bonding/grants/PPP/
- FY 24/25 – Marketing Plan Development
- FY 24/25 – Fund & install necessary infrastructure to become “shovel ready” (streets/utilities/rail/100k sf building)



SMARTRail Park

- 1,262 acres / 608 acres ± City Owned
- Rail Served Industrial Park
- PPP Opportunity/ IFB – Master Developer
- Utilities well Positioned
- East-West Corridor
- An opportunity for manufacturing and distribution tenants to located dual rail property
- Job creation potential: 33-36,000
- 6-12 million sf of Class A industrial space.



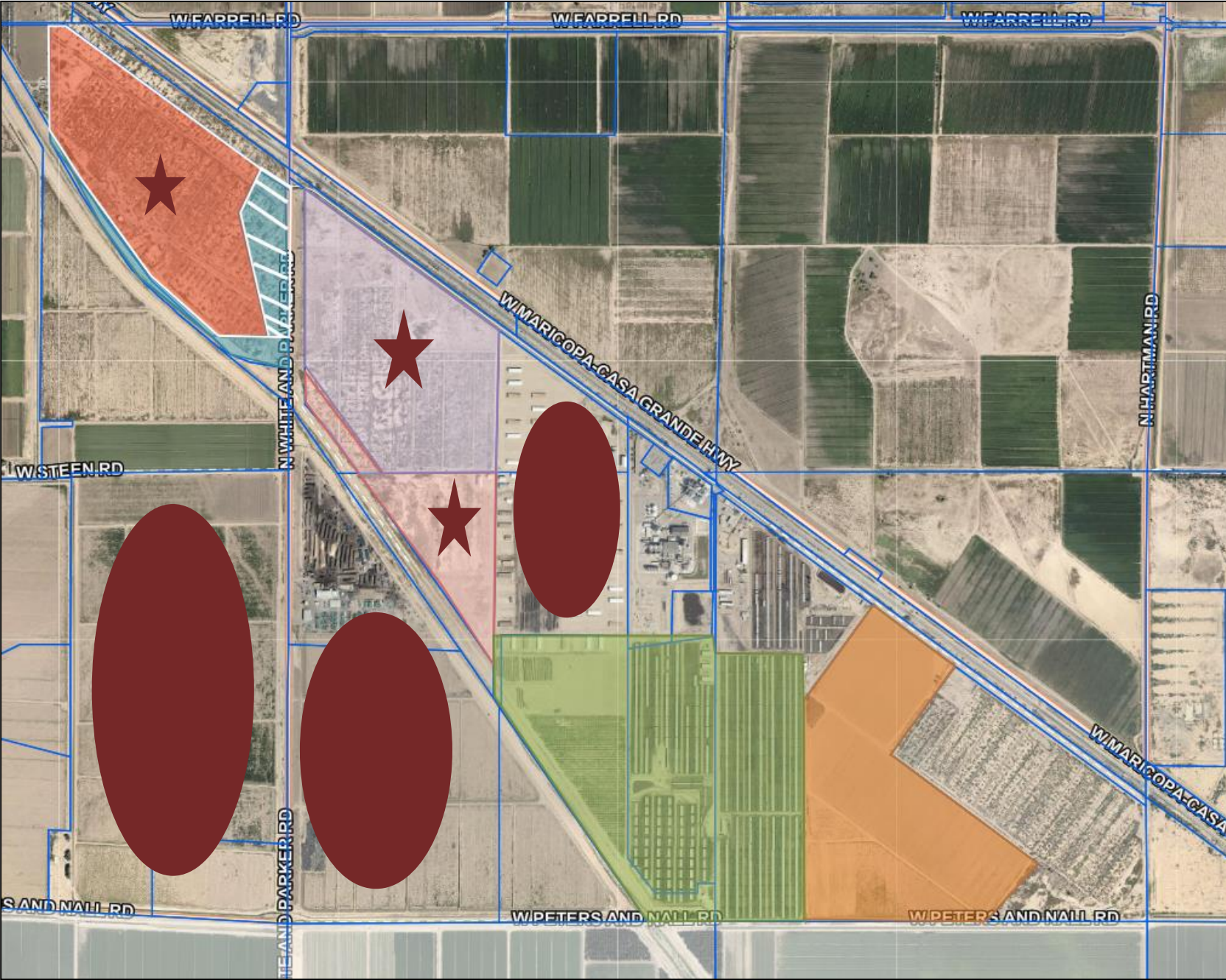
Need to expand the scope of the master plan area.

Total Acreage: 1,450 ± ac

City Owned: 300 ± ac
Additional Acquisition: 308 ac

Total City: 608 ± ac

 Additional Lands may be acquired by Master Developer, City, or Joint Venture



Land Acquisition

PSF:	\$2.18
Total Cost:	\$29 million \pm
Funding:	Cash Reserves No debt or interest
ROI:	Land appreciates @ a greater rate than interest accumulation
IFB:	Release in mid- April w/ multiple prospects



Federal and State Grant Prospects

Federal Pre-Development Planning Grant (*100% of all pre-development soft costs including engineering, architectures, studies and reports, legal fees, financing fees, permitting fees.*)

Federal Infrastructure Grant: (*100% of all infrastructure hard costs for the project including bringing utilities to the site, ingress/egress costs, interior road improvement, pad creation, etc.*)

Federal Construction Load Program: (*40-year amortization w/ 5 years of payments deferred until the project is stabilized with an interest rate of 4.75% fixed.*)





... a nationally recognized engineering and design firm with national wide and Arizona based projects.

... have long-term relationships with key economic development allies, including rail providers, site selection consultants, financing partners, and commercial/industrial real estate partners.



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OUR SERVICES

PLANNING & DESIGN

- Community Planning
- Landscape Architecture
- Master Planning
- Program Management
- Site Design
- Transportation Planning

FIELD SERVICES

- Geotechnical
- Materials Testing
- Special Inspections
- Drilling
- Nondestructive Testing
- Surveying
- Construction Management

TECHNOLOGY

- Geographic Information Systems
- Intelligent Transportation Systems
- Systems Engineering
- Traffic Management Systems
- Utility & Industrial Automation
- Project Visualization

ENGINEERING

- Civil Engineering
- Electrical Engineering
- Mechanical Engineering
- Structural Engineering

ENVIRONMENTAL

- Air Quality
- Environmental Planning & Permitting
- Hydrogeology
- Remediation

AIMS & OBJECTIVES



Existing Conditions & Uses Analysis

- **Create an existing conditions analysis**
 - Roadway, drainage, retention, sewer, water, gas, electrical, telecommunications/fiber networks
- **Identify capacity issues/shortcomings**
- **Create an existing uses analysis**
 - Description of uses
 - Programming
 - Activities/events
 - Employment



Stakeholder Engagement

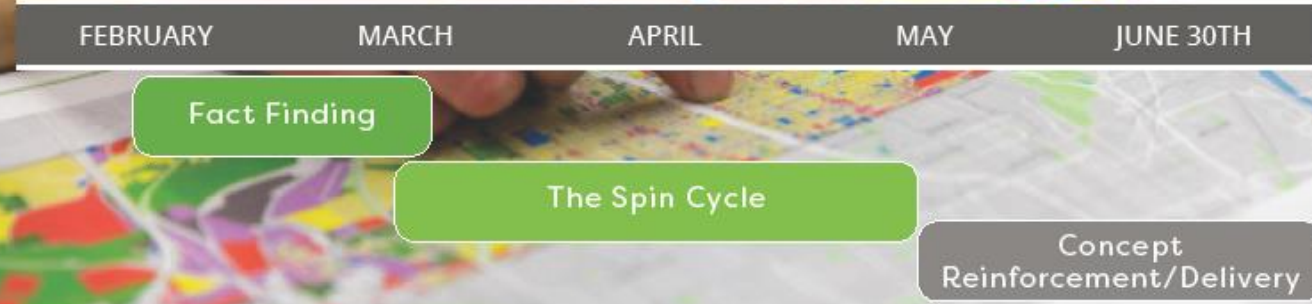
- **Managing Expectations**
- **Stakeholder Mapping**
- **Robust Toolbox**

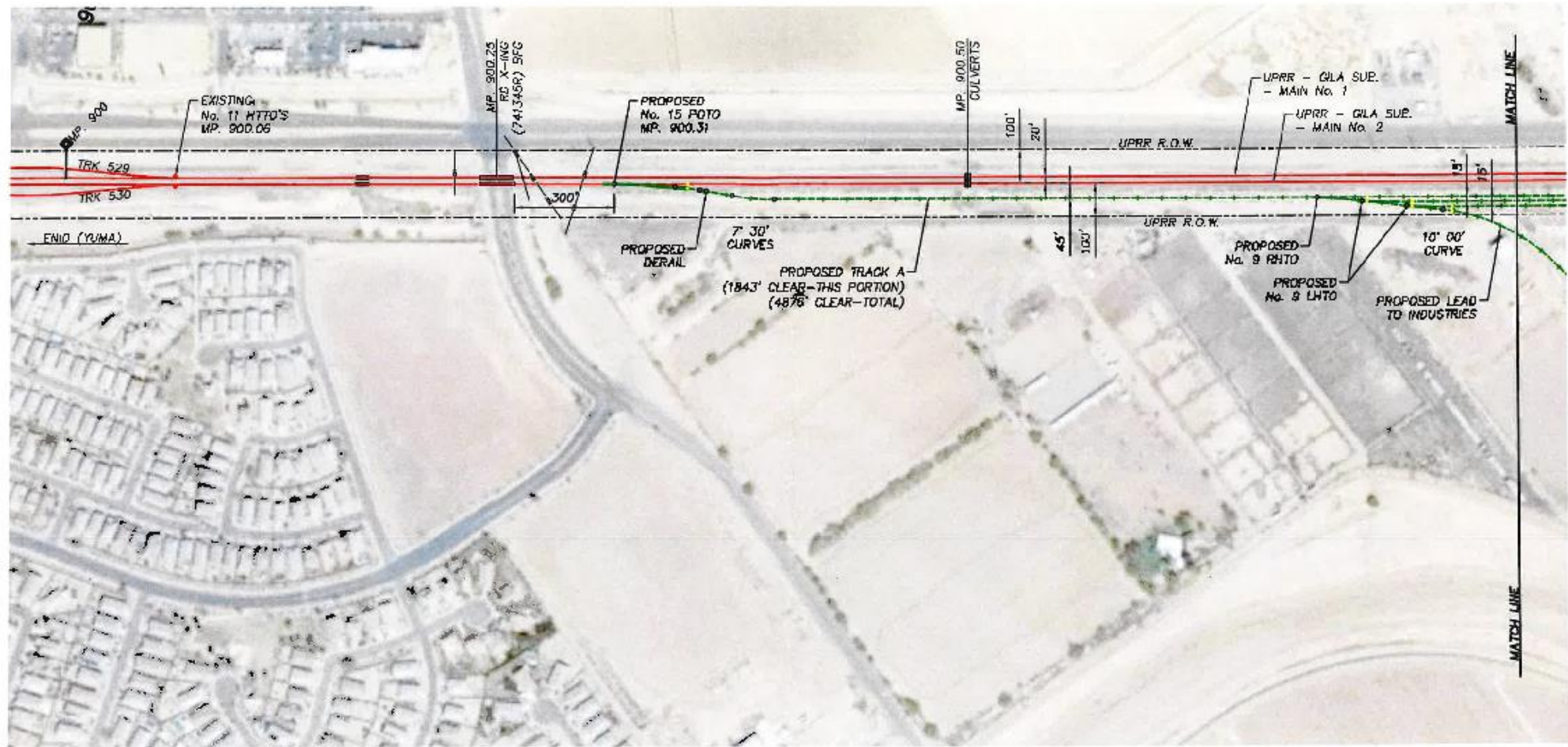


Master Plan for Future Development

- **Industrial Park Master Plan**
- **Land Use Plan**
 - 100K sf spec building concept
 - Ingress, egress, and traffic flow of roads in entrances
 - Sonoran Desert Parkway access assessment
- **Infrastructure Improvements**
 - Roadway design
 - Traffic volumes
 - Drainage and stormwater management
 - Potential rail spur
 - Utilities
- **Implementation Plan**
 - Recommended development plan
 - Cost estimates for improvements
- **Rail access benefit analysis**
 - Potential rail spur configurations
 - Timeline and expenses

2024 PROJECT TIMELINE





Disclaimer
 This design concept is for preliminary discussion purposes only. It does not constitute approval nor a guarantee to provide any level of service to this location. This concept is based on available aerial imagery and does not consider matters which could impact feasibility, including without limitation utilities, environmental conditions, permitting, and property issues. Ultimate formal project design must meet Union Pacific's technical specifications for construction of industrial tracks.

UPRR Right-of-Way lines are approximate and are depicted from aerial imagery.



CONCEPTUAL
FOR REVIEW/DISCUSSION

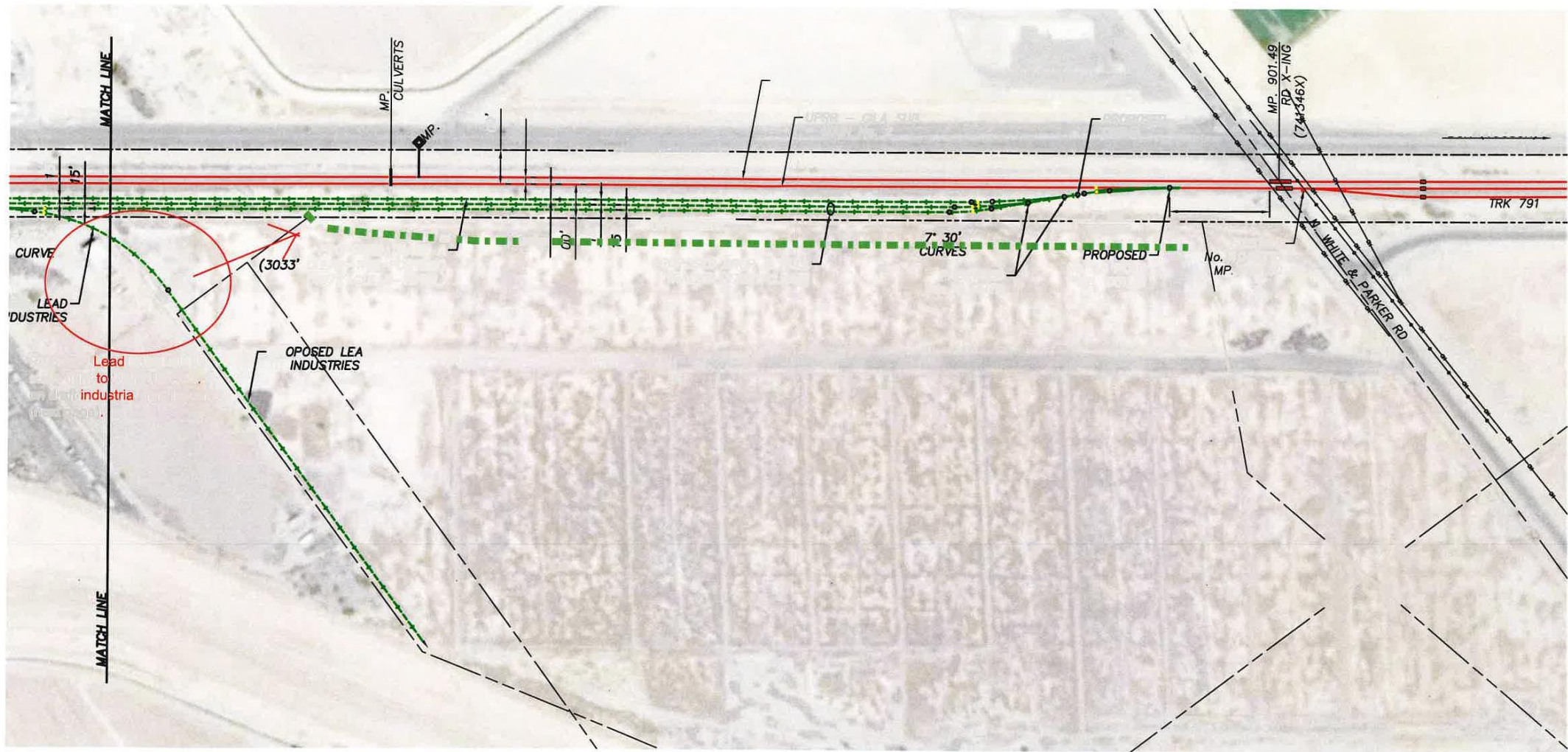
REV. #	BY	DATE	DESCRIPTION

- Ex. UPRR Track
- Ex. UPRR Track
- EX. UPRR Track
- Ex. Ind. Track
- Prop. Ind. Track
- Remove Ind. Track
- Station Track
- Future Ind. Track
- Prop. Leased Ind. Track
- Ex. Leased Ind. Track
- No RR Operations
- Right of Way
- Acq. Property

- Home Track Tunnel
- Power Tunnel
- Power Canal
- Home Track Canal
- Power Curve
- Large Signal



DESIGN	TSD	DATE	06/24/2022	PROJECT	Preliminary Plan
DESIGNED BY	JD	CHECKED BY	JD	APPROVED BY	JD
DATE	07/11/22	LOCATION	Yuma, Maricopa Co., AZ	SCALE	As Shown in Agreement with Eagle Wing
PROJECT NO.	0-18-22	DESCRIPTION	Maricopa, Maricopa Co., AZ - Gila Sub - MP 900	DATE	07/11/22
REVISED BY		DATE		REVISION	Package to Serve Eagle Wing
SHEET NO.	001 of 002	TITLE	Plan View		

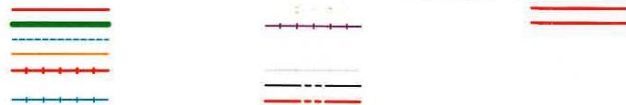


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- CONCEPTUAL -



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FES #:	
DRAWN BY:	PACIFIC RAILROAD
CHECK'D BY:	LOCATION
SHEET NUMBER:	SHEET TITLE:
002	

