

8/6/12 MRT Forum: Agenda

Introductions (Otis)

- SLDC: Otis Williams, Nick Nichols, Susan Taylor; Steve McDonagh (Halcrow)
- City: Street Dept., Todd Waelterman; BPS, Joe Kuss; Water Div., Mark Nankivil
- Permits: Metropolitan Sewer District, John Grimm; US Army Corps, Tyson Zobrist
- Engineers: Manley Brothers, Bill Manley; ABS Consulting, Jarek Czernikiewicz

SLDC/Port Authority background (Otis)

- SLDC organization, functions
- Port Authority jurisdiction: 19 miles of City riverfront
- Port Authority project: MRT docks
- SLDC project: North Riverfront Commerce Corridor land-use study

St. Louis global shipping (Otis)

- Connections: Barge, rail, truck, air, Marine highways
- Port of Metropolitan St. Louis (Army Corps definition): strong points

Purpose of Forum (Otis)

- Present our 5 goals
- Present lease particulars (Nick)
- Describe our existing physical plant (Nick)
- Describe improvements to physical plant (Susan)
- Present lease procurement schedule (Susan)
- Receive your feedback

Goals (Otis)

- #1: we want you to prosper
- #2: we want an efficient, well-run, top-quality MRT
- #3: continue public, general purpose usage
- #4: ideal Operator will bring value-added commerce
- #5: Operator understands we must compete as a region

Long-term lease particulars (Nick)

- Lease area
- Contract structure: 25 year lease, per City Ordinance
- 1988-2012: Beelman River Terminals
- 2012-2013: Beelman River Terminals, to coincide with construction period
- 2013-2038: next long-term lease

Physical Plant (Nick)

Docks, yard, structures

- South and North Docks
- 27 acres: scattered open storage areas; yard is mostly aggregate, some asphalt
- Two warehouses

- Office/Shop building
- Two 650K gallon storage tanks and pump house, no containment system
- Warehouse immediately west of floodwall

Access

- 4 floodwall gates: main entry at North Market, road over flood wall at Branch
- RR spur into yard

Improvements (Susan)

Docks

- South Dock Rebuild/new Middle Dock: 2000 LF dock, complete in early 2013
- North Dock, midway thru its life span, recently surveyed
- MRT conceptual layout

Yard structures

- South Warehouse: 5-year maintenance history recently compiled
- Office/Shop building: recently assessed for environmental issues should it be demolished
- Storage tanks: short-term operator will clean interiors prior to end of its lease
- North Warehouse: short-term operator will demolish prior to end of its lease

Yard surface, drainage

- South/Middle Dock designed for 250-ton crane; North Dock designed for 150-ton crane
- MSD-required sewer easement in Middle Dock area, new outfall in bulkhead
- MSD designing improvements to Palm Street sewer (one block south of Branch Street)
- MRT topo completed last year

Access

- Traffic Count recently taken at North Market St. gate
- Mississippi River Bridge for I-70 complete in 2014, ramps just south of MRT

Nearby shipping nodes/opportunities

- City-owned land close by, potentially available to long-term operator
- Steel Warehouse: 6.7 acre site, about 153K SF under roof (high-bay, low-bay, office space), about 45K SF exterior space; rail served; in very good condition
- North Riverfront development, over \$1.2B in recent and proposed projects

Procurement Schedule (Susan)

- Aug 6-17: confidential one-on-one meetings here at SLDC; email Susan if interested
- Aug 27: expect to issue RFQ, open for 6 weeks; site visits will be offered
- Oct 8-Nov 2:
 - a) Selection Committee formed (Offices of Mayor, Comptroller, President of the Board of Aldermen represented; SLDC and Port Authority participate)
 - b) Committee reviews RFQ responses, selects teams to receive RFP's
 - c) Approvals obtained from various boards, construction grantor and lender
- Nov 5: expect to issue RFP's, open 10 weeks; additional site visits offered if needed
- Jan 21: Selection Committee reviews RFP's, 3 weeks
- Feb 11: Committee identifies preferred bidder

Q&A (Otis, Nick, Susan)

- Agenda, Q&A, attendees (per business cards received) posted on lease website
- Nearby small meeting rooms available until 1pm