



# TURNER COMMERCE CENTER

Economic Development & Finance Standing Committee

April 29, 2019



**62**MM SF

INDUSTRIAL SPACE **DEVELOPED**  
& **MANAGED** SINCE 2012

**\$5.0**BILLION

TOTAL CAPITAL **RAISED**  
SINCE 2012

**13.3**MM SF

INDUSTRIAL SPACE CURRENTLY  
**UNDER CONSTRUCTION**

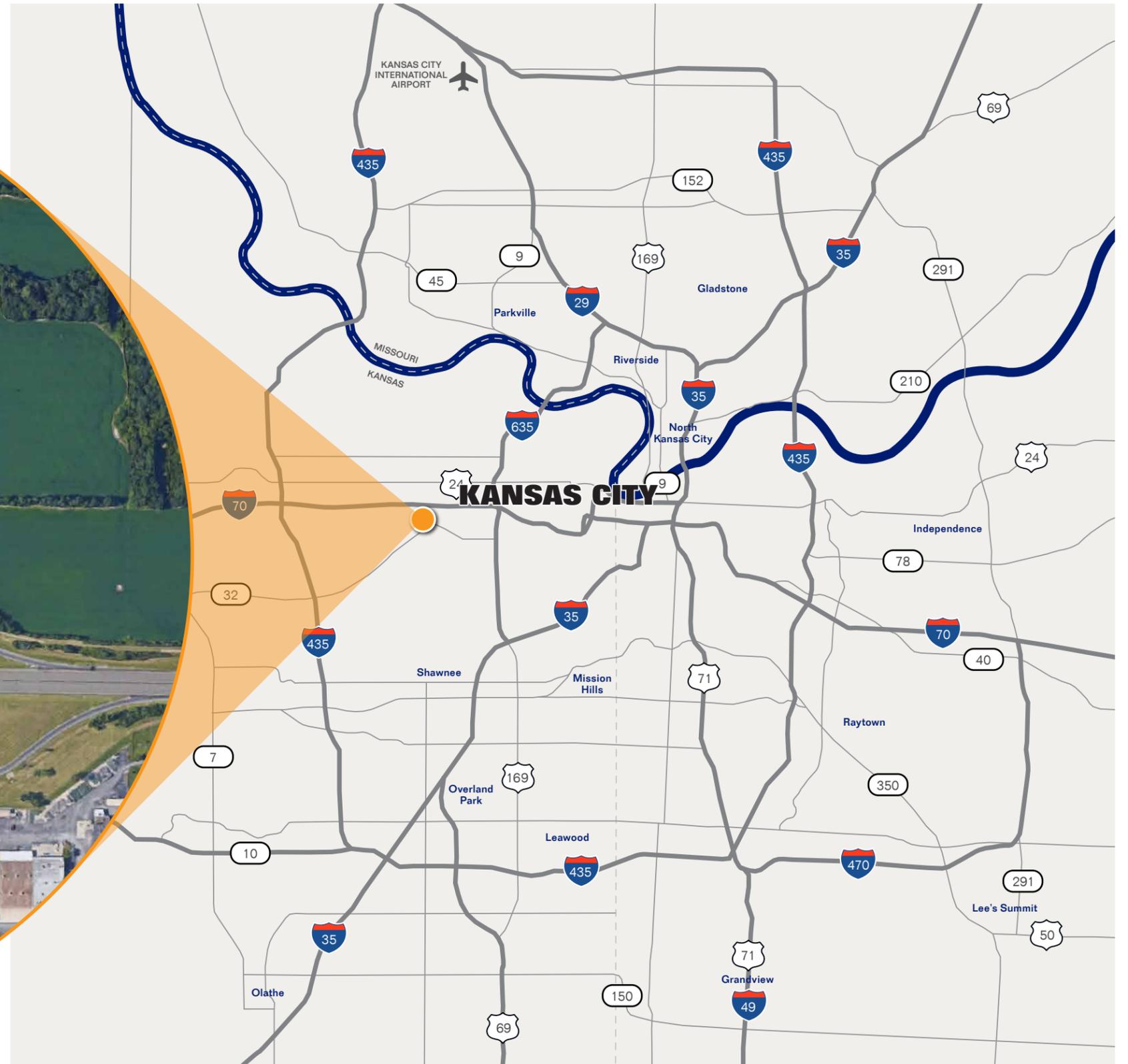
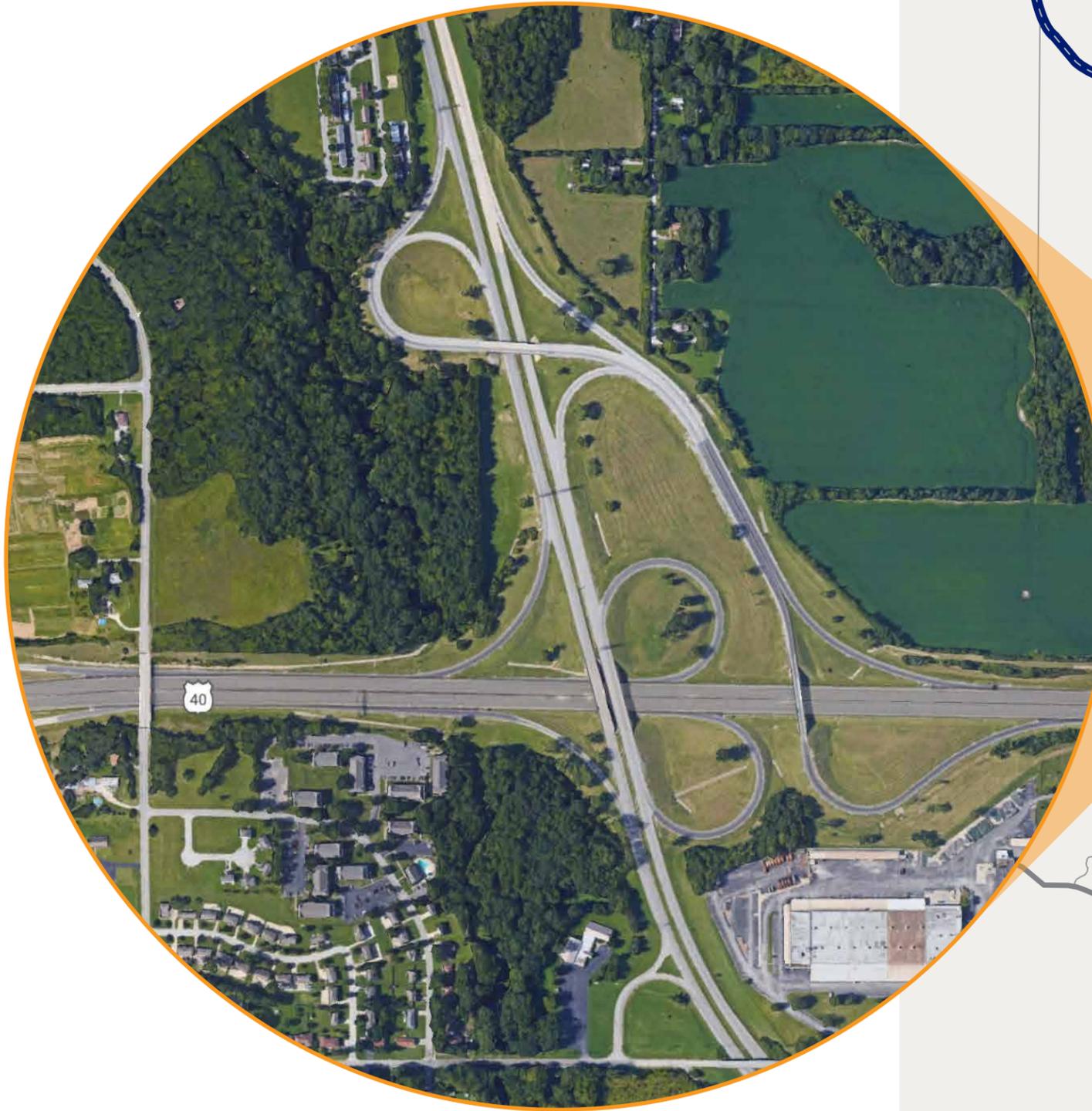
**11.7**MM SF

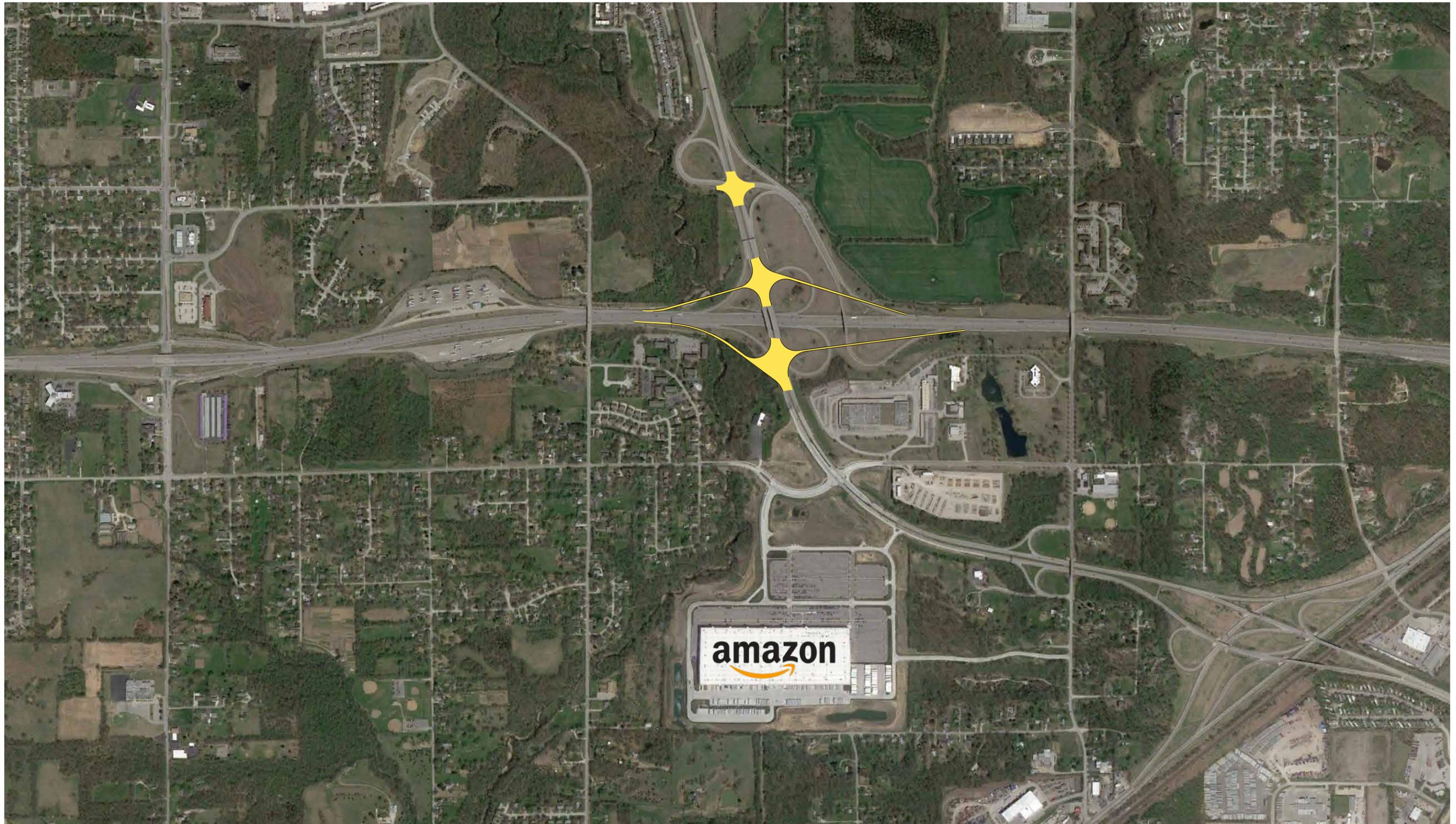
INDUSTRIAL SPACE  
**LEASED** IN 2018

## 164+ INDUSTRIAL CLIENTS

References available from our clients; a few are represented below

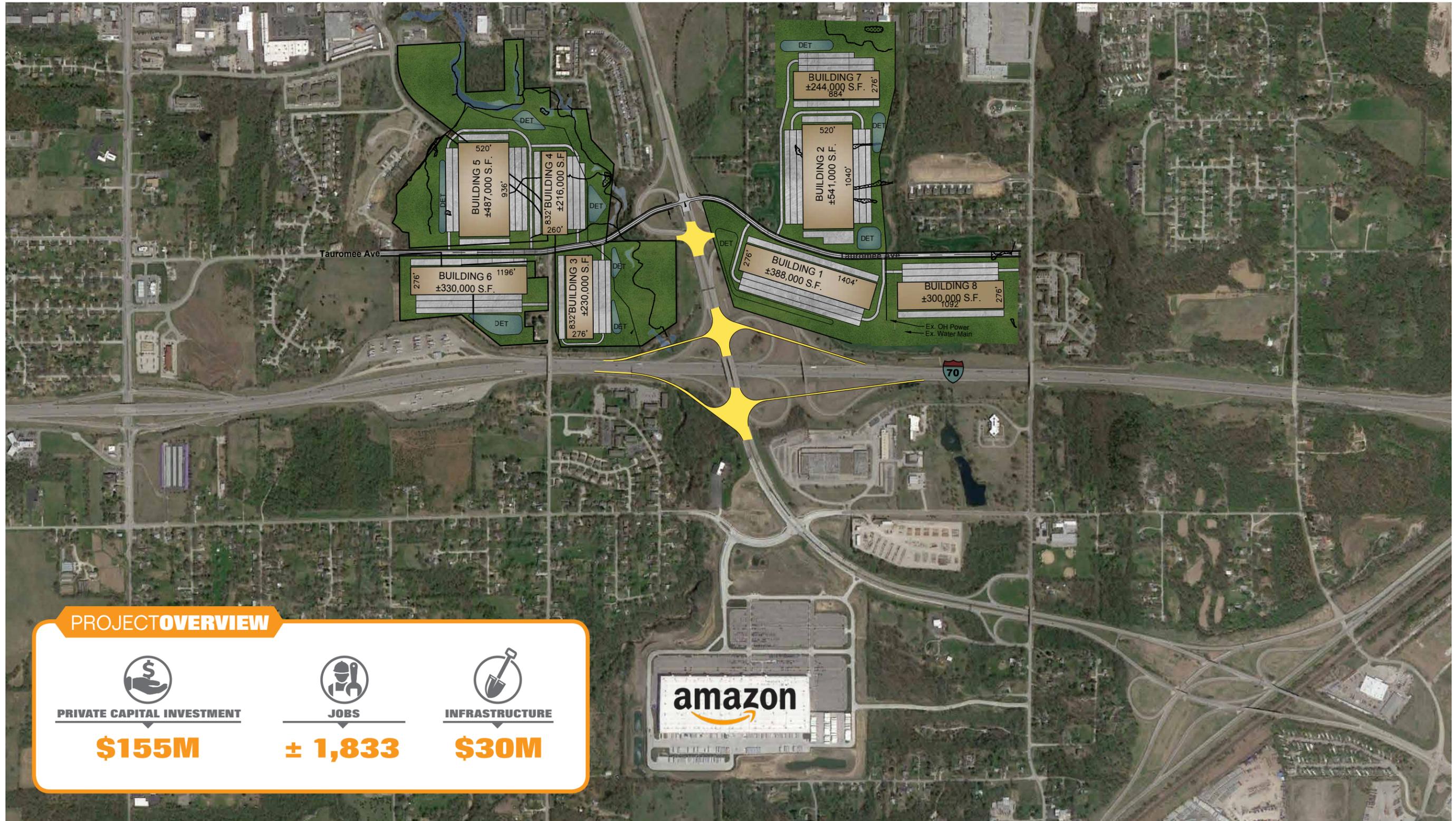






# TURNER COMMERCE CENTER

Project Aerial, Masterplan



Riverside Horizons III



Riverside Horizons II



Riverside Horizons II



Logistics Park Kansas City



Logistics Park Kansas City



Logistics Park Kansas City



- Capital Investment of **\$50M** and above
- Development in a **distressed area**
- Minority, women and locally owned** business participation
- Environmental design / **sustainable development**



Income and home values surrounding Turner Commerce Center in Kansas City, KS are significantly less than the State. Additionally, the region exhibits higher unemployment and up to 21% of the County population is under the poverty line.

### SELECTED DEMOGRAPHIC ATTRIBUTES, 2018

Area	Unemployment Rate	Industrial Workforce Underemployment	Adult Population (Ages 25+) Without a High School Diploma	Median Household Income	Percent Poverty	Median Home Value
Radius from Turner Commerce Center: 5 Minute Drive Time	5.1%	30	18.8%	\$23,262	41.4%	\$102,288
Radius from Turner Commerce Center: 10 Minute Drive Time	6.1%	1,028	15.7%	\$43,390	19.3%	\$107,948
Radius from Turner Commerce Center: 20 Minute Drive Time	5.4%	9,559	15.1%	\$48,137	18.4%	\$142,717
Wyandotte County	4.8%	5,901	21.5%	\$43,350	21.7%	\$102,020
Kansas	3.4%	88,970	10.0%	\$56,415	12.9%	\$145,367
United States	3.9%	189,812	13.3%	\$58,754	14.7%	\$201,842

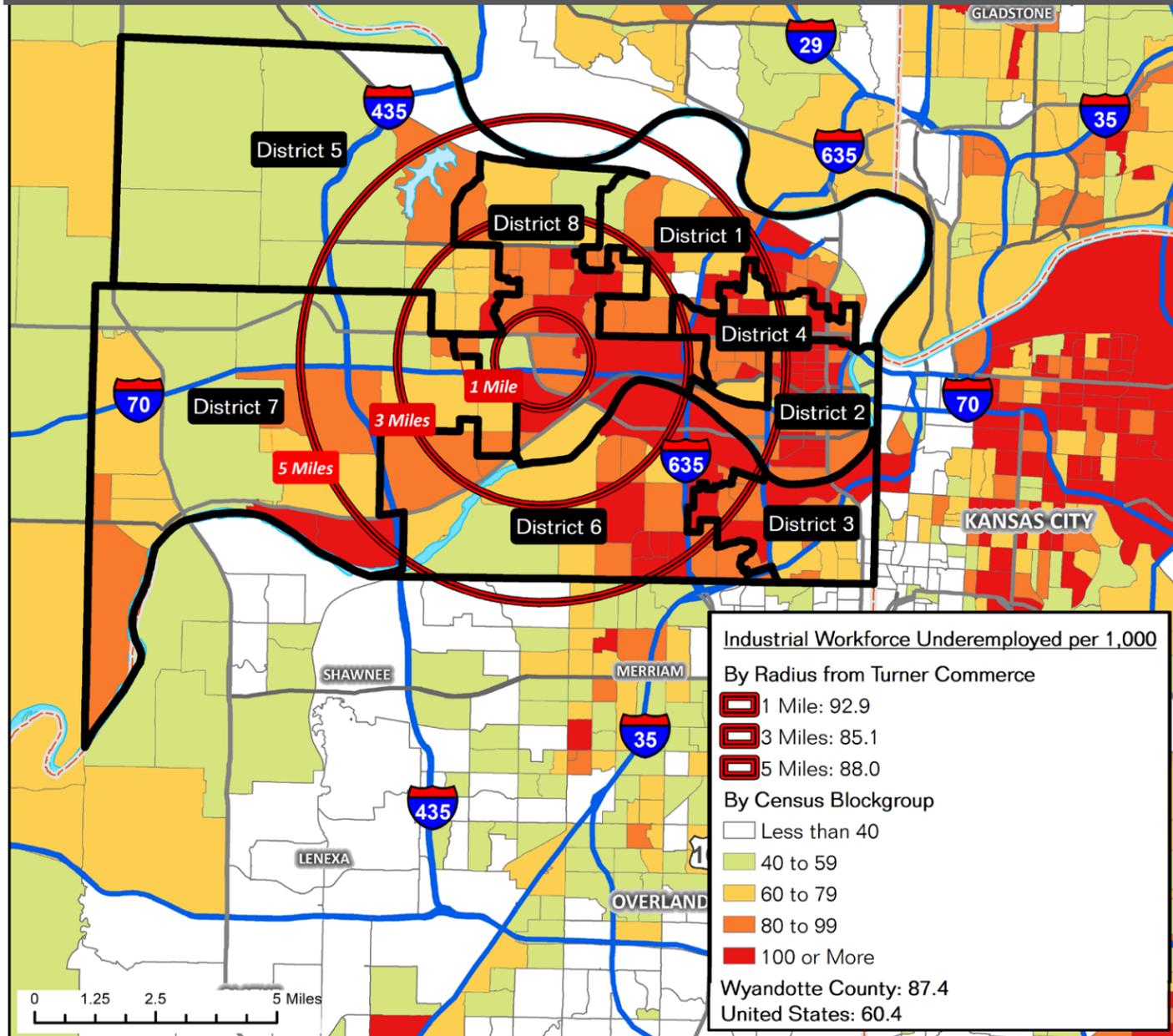
Source: Experian, U.S. Census Bureau

Underemployment represents individuals currently employed in a profession, having less than full-time, regular or lower-paying employment than warehouse-related.



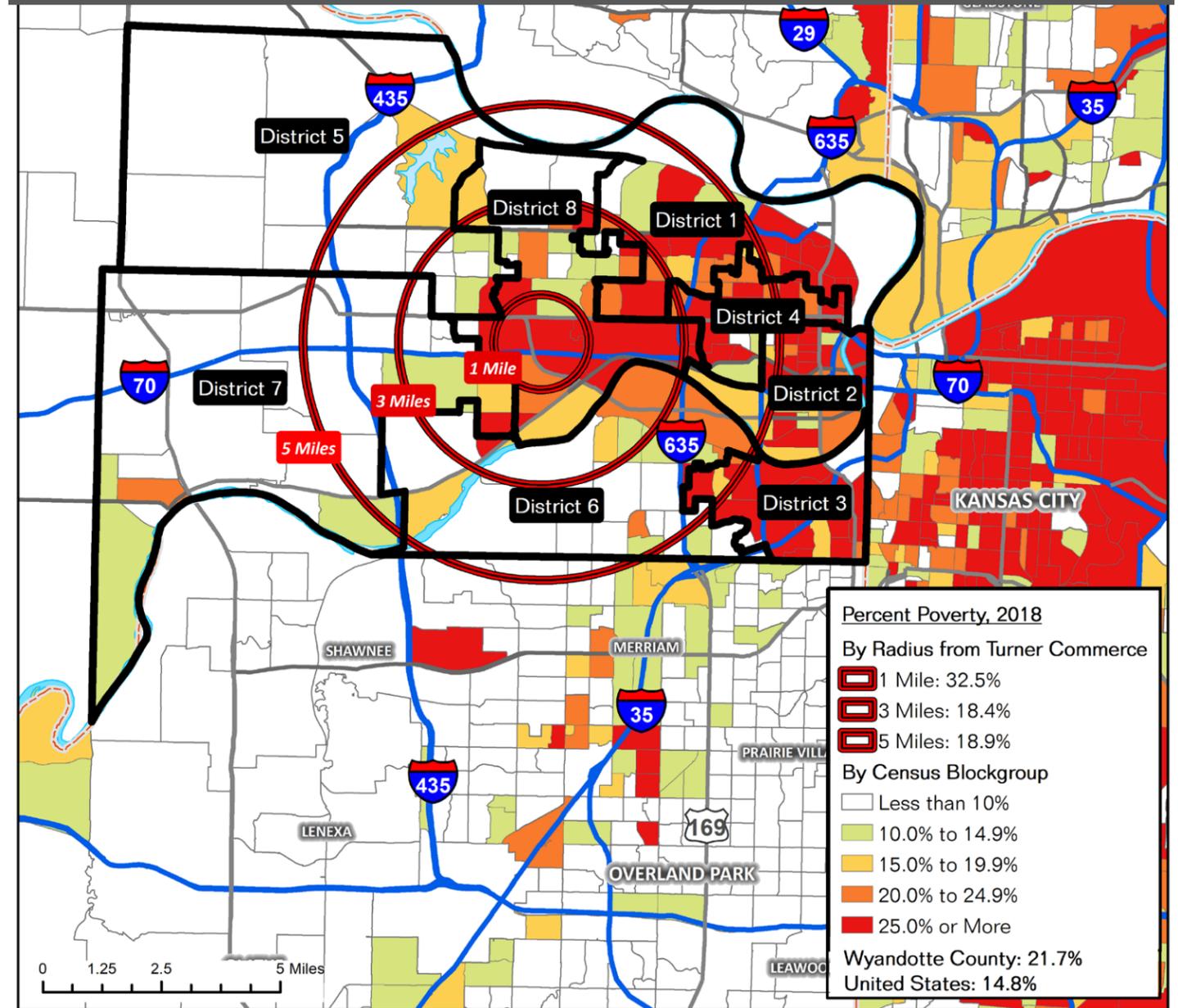
### RATIO: INDUSTRIAL WORKFORCE UNDEREMPLOYMENT PER 1,000 EMPLOYED

by Census Blockgroup, 2018



### PERCENTAGE OF POPULATION BELOW POVERTY LINE

by Census Blockgroup, 2018



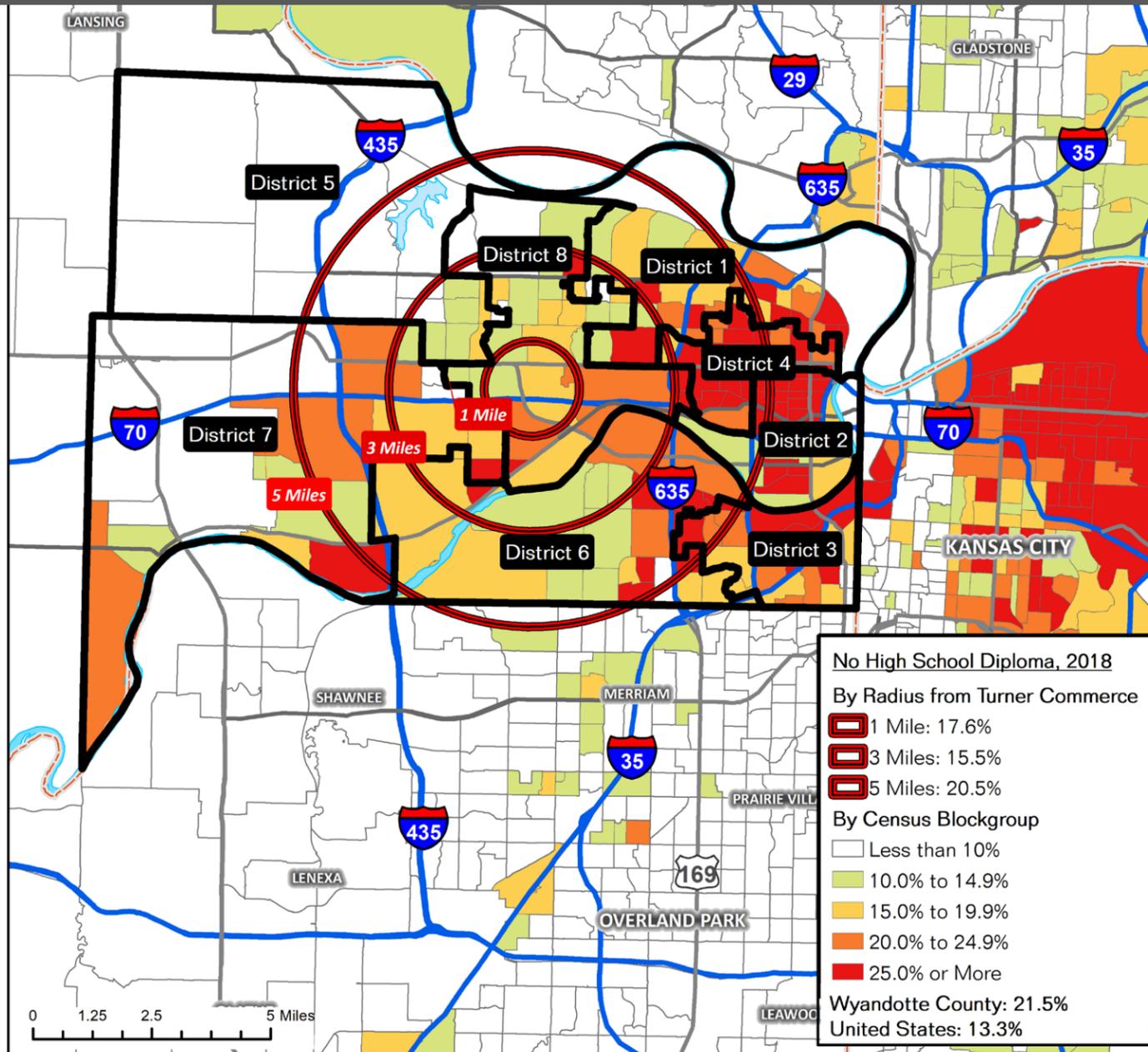
Source: Experian, U.S. Census Bureau

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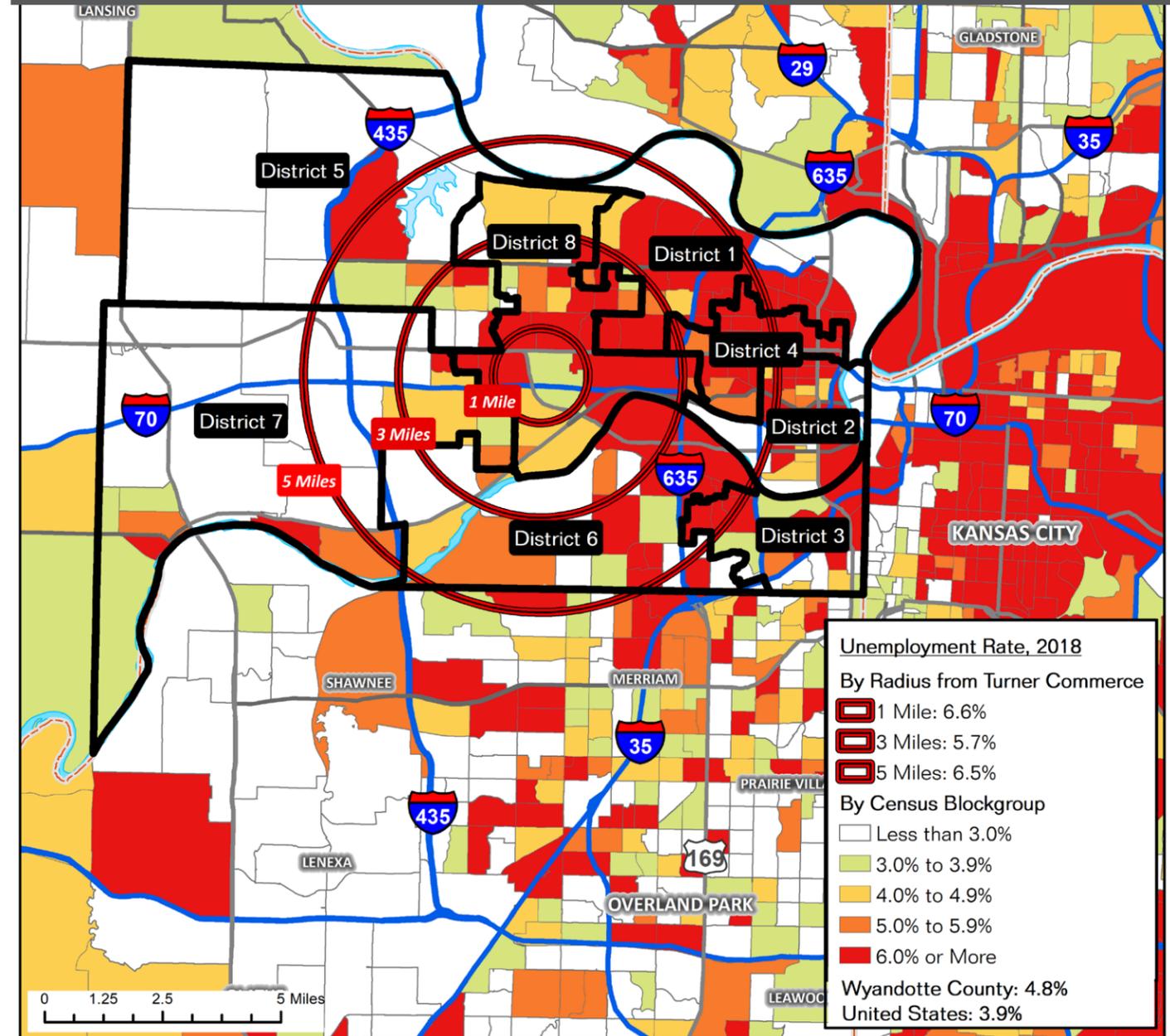
### ADULT POPULATION (AGES 25+) WITHOUT A HIGH SCHOOL DIPLOMA

by Census Blockgroup, 2018



### UNEMPLOYMENT RATE

by Census Blockgroup, 2018



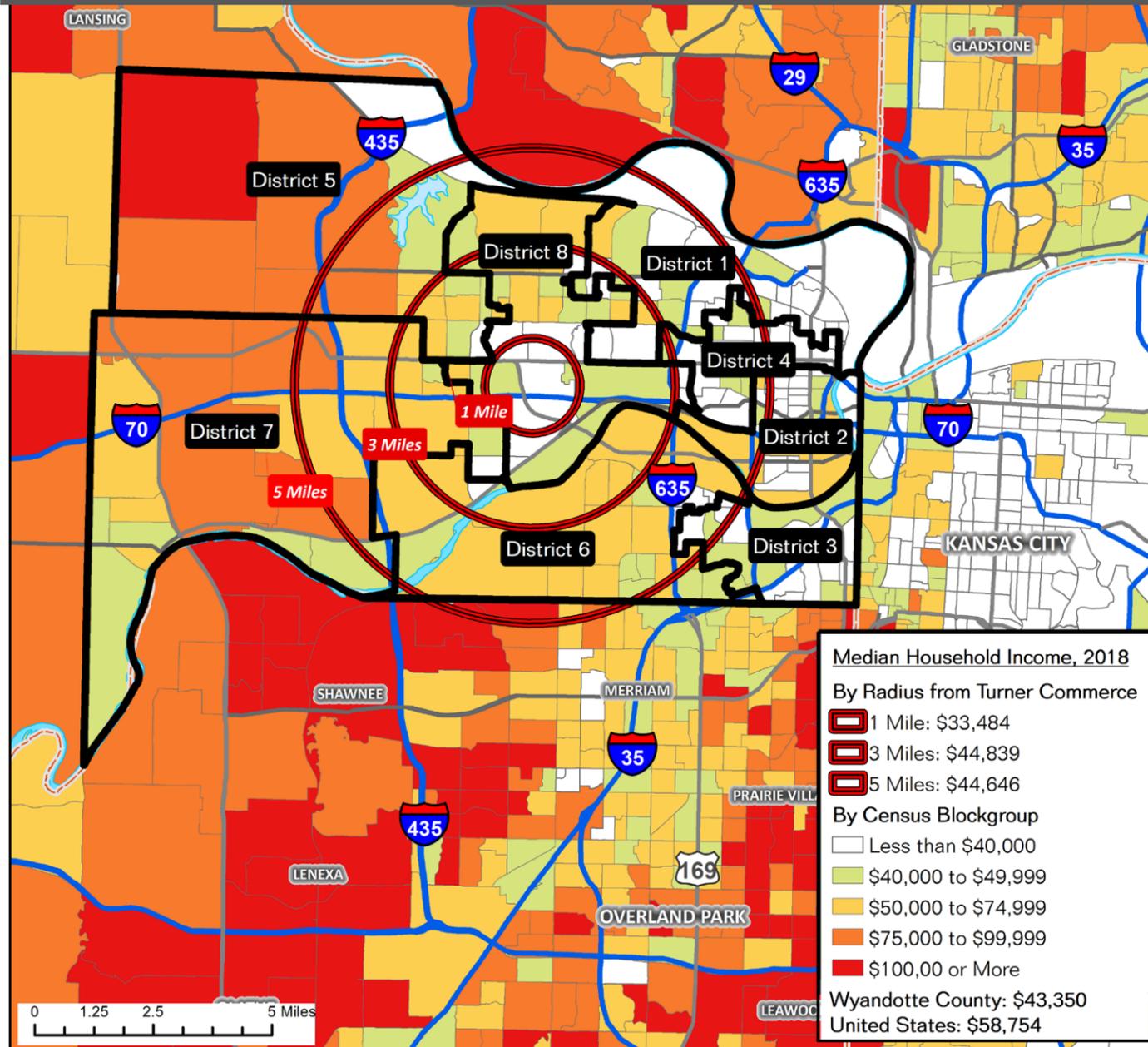
Source: Experian, U.S. Census Bureau

# TURNER COMMERCE CENTER

## Lower Median Household Income and Home Values

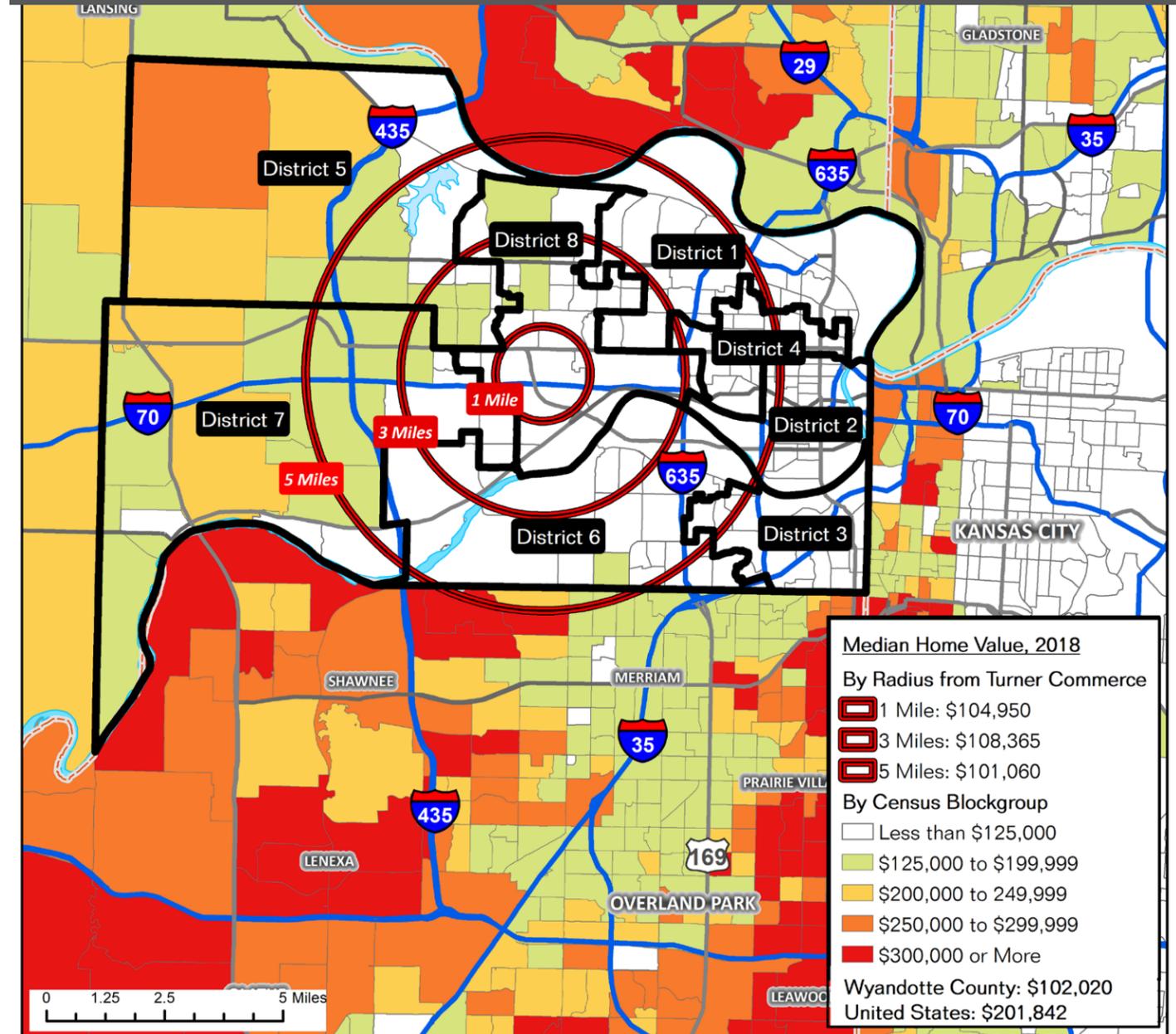
### MEDIAN HOUSEHOLD INCOME

by Census Blockgroup, 2018



### MEDIAN HOME VALUE

by Census Blockgroup, 2018



Source: Experian, U.S. Census Bureau



**BUILDING 1**

**INFRASTRUCTURE**

It is anticipated the design/builder will be on board this fall and construction will be completed by November 30, 2020.



**INDUSTRIAL REVENUE BONDS**

- 100% abatement of ad valorem property taxes for each building for 10 years

**PAYMENT IN LIEU OF TAXES (PILOT) PAYMENTS**

- Schedule starts at \$0.14/sf in year 1 and increases annually until \$0.48/sf in year 14
- PILOT payments provide new revenue to effectively reimburse the UG for the infrastructure investment
- Education Systems (Turner USD 202 and KCKCC) start benefiting from year 1
  - A total of \$2.7 million by year 10
  - Nearly \$2 million annually when abatements expire

**MINIMUM BUILDING REQUIREMENT**

- 1,000,000 square feet
- Built within 5 years

