

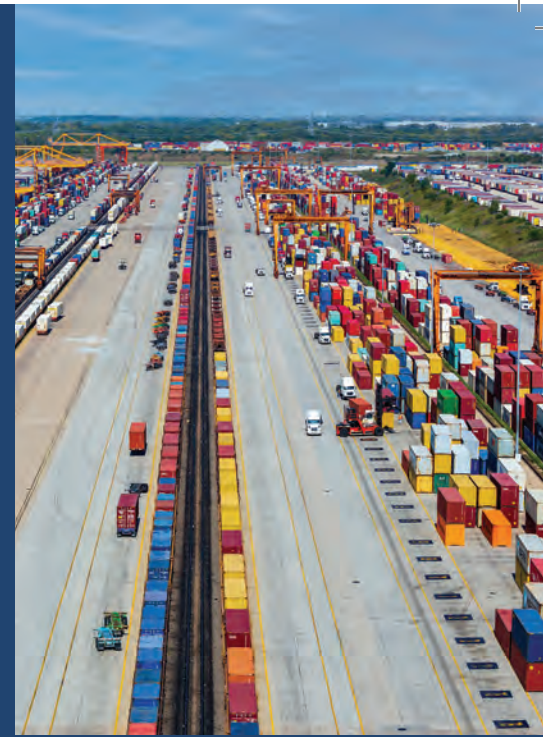


Celebrating the Past.
Looking to the Future.

JADA 
Joliet Arsenal Development Authority



Review of JADA's Strategic Performance & Economic Impact



A review of the performance of Joliet Arsenal Development Authority (JADA) since December 1999 indicates they have successfully implemented their strategic plan.

JADA and CenterPoint Properties have led one of the most successful transformations of a Cold War arsenal into a vitally important component of the nation's global trade system. In just a few years, the award-winning role of JADA in helping guide the conversion of a "Cold War Sword" into a "New Century Plowshare" has produced the Nation's largest "Inland Port", overall fourth largest Port in the United States and the largest export hub in the Midwest.

JADA began this conversion process by producing a Strategic Plan specifically designed to guide the location through its evolution from a Cold War resource to an integral transportation and logistics component of the nation's global trade structure. As the JADA Strategic Plan pointed out, the property is "strategically positioned" with respect to "the largest industrial marketplace in North America." The transportation and logistics needs of global trade depend on the effective and efficient movement of container shipments from border and sea Ports to their final destinations throughout the nation. The successful implementation of the JADA Strategic Plan has guided the evolution of this property into an Inland Port of international importance in the global supply chain.

As was predicted in the Plan, the property has indeed become an integral component of "North America's Intermodal Hub."

The seeds which were sown by the JADA Strategic Plan quickly started growing and producing results with CenterPoint Properties investment of more than \$3 billion dollars in development of the CenterPoint Intermodal Center. Anchored by the BNSF Logistic Park Chicago and the Union Pacific Joliet Intermodal Terminal this successful development became the driver of the I-55 and I-80 transportation/logistics corridors, which in turn attracted numerous other related companies to the region. The amount of industrial building space in Will County has more than doubled since JADA's partnership with CenterPoint began. In addition to CenterPoint's success, other developers have created additional logistics parks and industrial space in the region spreading the economic benefits to numerous municipalities. With this boom the region has benefited from significant private and public investments in infrastructure and ancillary development necessary to support the growing industrial base. As with any rapid pace of development, lessons learned through the process has enabled the project to serve as a model for other Intermodal Centers. As the harvest of JADA and CenterPoint's strategy and investment continues to bear increasing fruit, the residents, employers and local governments will continue to see increasing economic benefits.



A Model Public/ Private Partnership

CenterPoint Properties is the nation's leading industrial and transportation-related property company. The company maintains a sizeable portfolio of industrial buildings and owns more than 8,000 acres within its intermodal logistics centers that are strategically situated in major transportation markets around the country.

The JADA and CenterPoint redevelopment is a national model for the redevelopment of former military installations throughout the country.

The successful public/private has driven nationally and regionally significant infrastructure investment and commitments including:

- IDOT's investment in a new "free flow" interchange at I-55 and Arsenal Road which provided much-needed capacity and increased efficiency into and out of North America's Largest Inland Port.
- The Houbolt Road Extension under construction by United Bridge Partners and CenterPoint as a privately financed, public/private partnership to provide a direct path for freight carriers to access I-80 and relieve other area roadways.

- IDOT and the City of Joliet's investment in a new diverging diamond interchange at Houbolt Road including State and local road improvements leading to the interchange.
- The State of Illinois' contributions through DCEO and IDOT, coupled with support from Will County, local municipalities and private investment from CenterPoint, has led to the construction of over 25 miles of new commercial grade roads and other infrastructure improvements for North America's Largest Inland Port.
- State completed and planned improvements for the I-55 and Lorenzo Road interchange and planning for a future interchange at IL Route 129.
- Ongoing construction and design of the \$1 billion widening of Interstate 80 through Will County including the replacement of numerous bridges and the crossing of the DesPlaines River.

The former 26,000 acre US Army Joliet Arsenal included demolition of 1,200 separate structures and hundreds of acres of contamination cleanup. The partnership forged between the State, EPA, US Army, JADA, US Forest Service, CenterPoint and local communities led to a modern intermodal facility and logistics center.

Sustainability

INTERMODAL RAIL HUBS LESSEN NATIONAL CARBON FOOTPRINT

- Freight transported by rail is 4x more energy efficient
- Modern, efficient intermodal hubs reduce inner city congestion and train idling
- Strategically located intermodal facilities reduce truck drayage to distribution warehouses

SUPERIOR DESIGN IN NORTH AMERICA'S LARGEST INLAND PORT INTERMODAL OPERATIONS

- Allows for electric cranes
- Energy efficient "Unit Train" facility design
- Solar power and dark sky lighting techniques implemented

ONSITE BEST MANAGEMENT PRACTICES

- Naturalized stormwater basins
- Bio-swale design throughout
- Native landscaping
- Creek buffers

OFFSITE STEWARDSHIPS

- Minimization of overall impacts
- Dolomite Prairie Restoration at 10:1 ratio
- 375 acres of restored prairie
- Emphasis on groundwater infiltration

STRENGTHENED PUBLIC TRANSIT

- Extension of PACE public routes and creation of new PACE routes
- PACE van pool and ride share services
- Connectivity to Joliet's new Gateway Transportation Center and Metra service lines
- JADA has prioritized continued strategic planning to increase public transit and ride share options to connect regional workers to the Inland Port opportunities



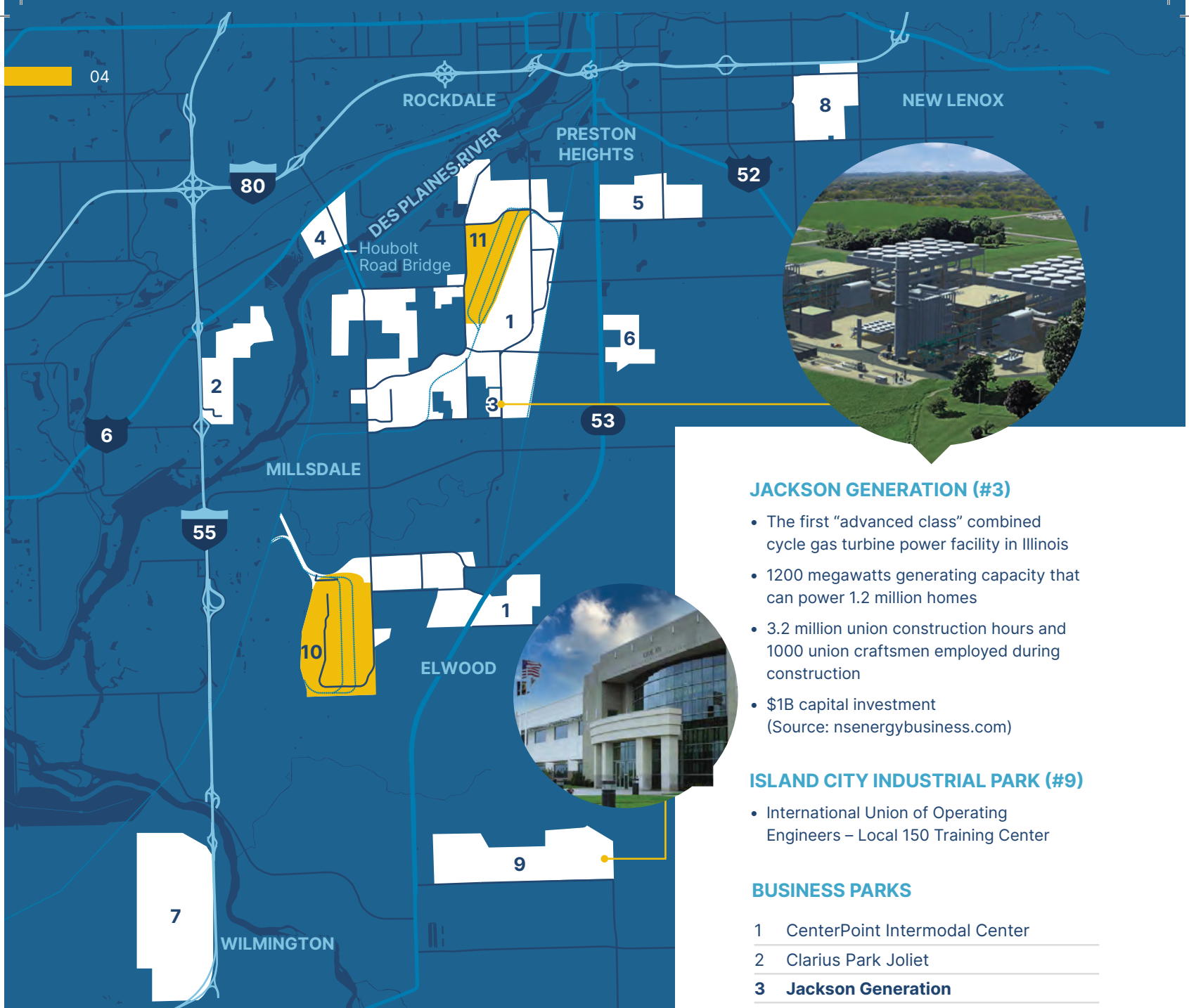
UP JOLIET INTERMODAL TERMINAL



BNSF LOGISTICS PARK CHICAGO

CIC-Joliet/Elwood – North America's Largest Inland Port

- \$3 Billion private investment
- 6,300+ Acres, 10 Square Miles
- 40 Million SF of industrial facilities
- Anchored by (2) Class I railroads
- International and domestic intermodal / carload service
- Foreign Trade and Enterprise Zones
- Barge Terminal / Transloading / Agriculture Export Hub



Regional Map

Building on the JADA Strategic Plan and CenterPoint's investment, the BNSF and UP intermodal terminals have driven expansion of the Inland Port to include numerous other development opportunities attracting a significant number of national and international businesses to the area.



JACKSON GENERATION (#3)

- The first "advanced class" combined cycle gas turbine power facility in Illinois
- 1200 megawatts generating capacity that can power 1.2 million homes
- 3.2 million union construction hours and 1000 union craftsmen employed during construction
- \$1B capital investment
(Source: nsenergybusiness.com)

ISLAND CITY INDUSTRIAL PARK (#9)

- International Union of Operating Engineers – Local 150 Training Center

BUSINESS PARKS

- 1 CenterPoint Intermodal Center
- 2 Clarius Park Joliet
- 3 **Jackson Generation**
- 4 Rock Creek Logistics Center
- 5 Laraway Crossings
- 6 Joliet Logistics Park
- 7 Elion Logistics Park
- 8 Cherry Hill Business Park
- 9 **Island City Industrial Park**

INTERMODALS

- 10 BNSF Logistics Park Chicago
- 11 UP Joliet Intermodal Terminal



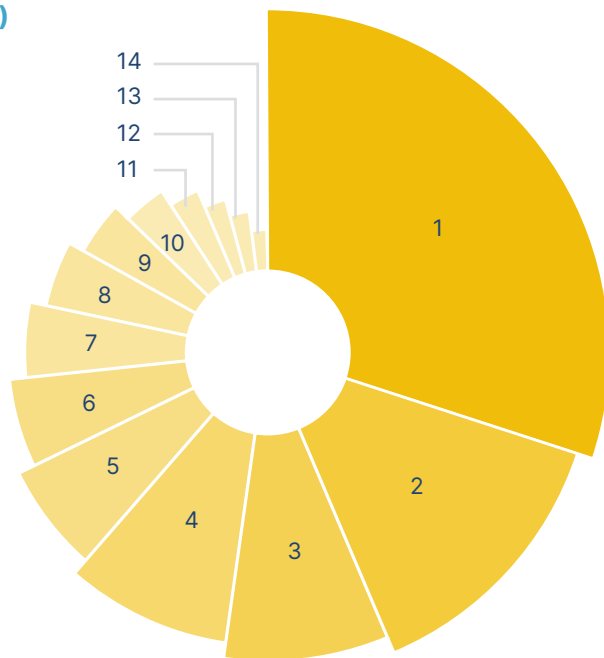
Import/Export

- Anchored by the two largest US Railroads; BNSF and Union Pacific
- 6 Million TEUs Ultimate Annual Capacity – North America’s Largest Inland Port ranking 4th in container volumes
- Estimated \$80 billion goods moved annually
- 75 million bushels of grown agricultural products exported annually

2019 Total TEU

CIC - JOLIET/ELWOOD 3,300,000 (ESTIMATED)

1	Los Angeles/Long Beach	11.5M
2	NY/NJ	5.2M
3	Savannah	3.5M
4	CIC - Joliet/ Elwood	3.3M
5	Houston	2.4M
6	Port of Virginia	2.2M
7	Oakland	1.9M
8	Charleston	1.8M
9	Tacoma	1.6M
10	Seattle	1.3M
11	Honolulu	1.1M
12	Jacksonville	0.9M
13	Miami	0.8M
14	Baltimore	0.7M



Job Creation & Tax Benefits

LABOR MANAGEMENT PROJECT AGREEMENT WITH LOCAL UNIONS

1	10,200 Jobs	Union Construction
2	7,750 Jobs	Permanent Industrial Park & Intermodal Facility
3	2,770 Jobs	Indirect & Induced
4	5,800 Jobs	Permanent Trucking



Jobs Stats & Tax Generation Projections

JOB STATS

Potential for 27,000 jobs over the lifetime of the project

TAX GENERATION PROJECTIONS

The new real property tax generation projected for the development over the next 30 years is approximately of \$670 million



CENTERPOINT PROPERTIES AWARDS

- NAIOP National Developer of the Year Award
- IANA Intermodal Achievement Award
- Six-Time Recipient of NAIOP Chicago's Developer of the Year Award
- US Forest Service Connecting Citizens to the Land Award

OTHER CENTERPOINT INTERMODAL CENTER TENANTS

- California Multimodal (CMI)
- Central States Trucking
- Communications Test Design Inc.
- ConGlobal
- ContainerPort Group
- CR England
- Cypress McKesson
- The DeLong Company
- General Express
- Gertsen Interstate System
- Harbor Freight Tools
- ITL
- JB Hunt
- LaFarge
- Legacy Express
- Mediterranean Shipping Company
- Midwest Warehouse
- NFI
- Odyssey
- Partners Warehouse
- Prairie Materials
- Primesource
- Resource Management Companies
- Saddle Creek Logistics Services
- Saturn Agriculture
- Stepan Company
- The DeLong Company
- TTX
- Vulcan
- Zenith Energy

FEATURED CENTERPOINT INTERMODAL CENTER TENANTS

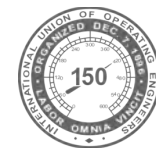
SAMSUNG GAVILON  MARS



XPOLogistics



OTHER REGIONAL TENANTS



JADA AWARDS



2009 National Award Winner for Base Redevelopment Community of the Year from the Association of Defense Communities

JOLIET ARSENAL DEVELOPMENT AUTHORITY

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DATA SOURCED FROM

- Reaping the Harvest: A Review of JADA's Strategic Performance and Economic Impact; Prepared by: Leonard Branson, Professor, University of Illinois Springfield; Joe Wilkins, Professor Emeritus, University of Illinois Springfield
- CMAP, USDOT, Will County Community Friendly Freight Plan, CenterPoint Properties

