



# City of East St. Louis ~ North Cahokia Real Estate **Port of East St. Louis**

May 20, 2015



# PORT OF EAST ST. LOUIS



REGIONAL EXHIBIT  
PORT OF EAST ST. LOUIS  
EAST ST. LOUIS, ILLINOIS



## The Vision

To develop a world-class inland river port facility as a major intra-modal distribution hub in the geographic center of the United States.



# PORT OF EAST ST. LOUIS

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- LOCATION ~ LOCATION ~ LOCATION



# PORT OF EAST ST. LOUIS

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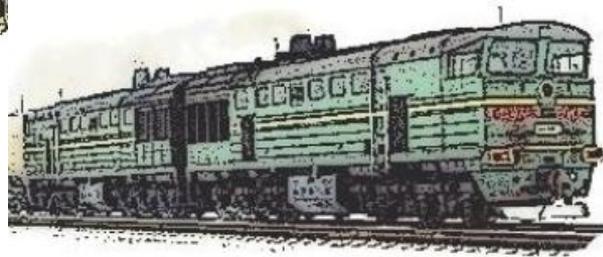
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# PORT OF EAST ST. LOUIS

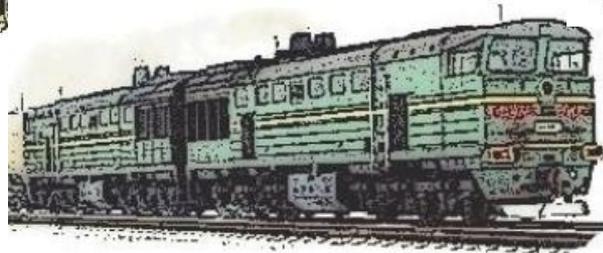
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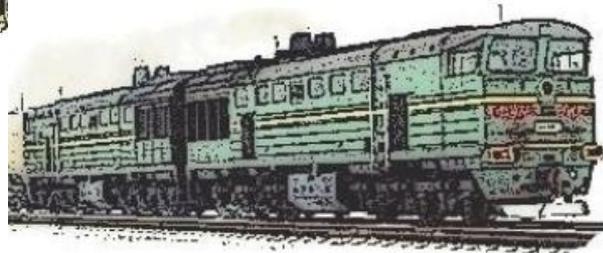
# PORT OF EAST ST. LOUIS

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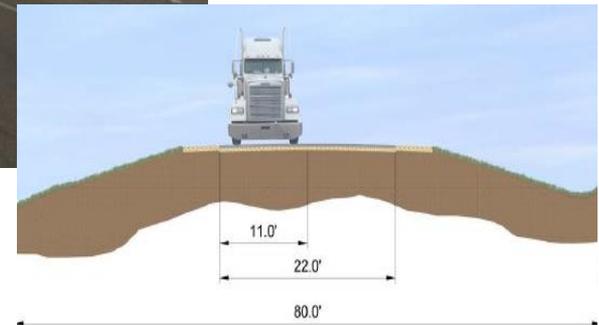
- LOCATION ~ LOCATION ~ LOCATION



- Flexibility to meet the needs of many types of end users



# PORT OF EAST ST. LOUIS - Location



# PORT OF EAST ST. LOUIS – DECO Grant



# PROJECT CHALLENGES - Wetlands



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# PROJECT CHALLENGES - Floodplain



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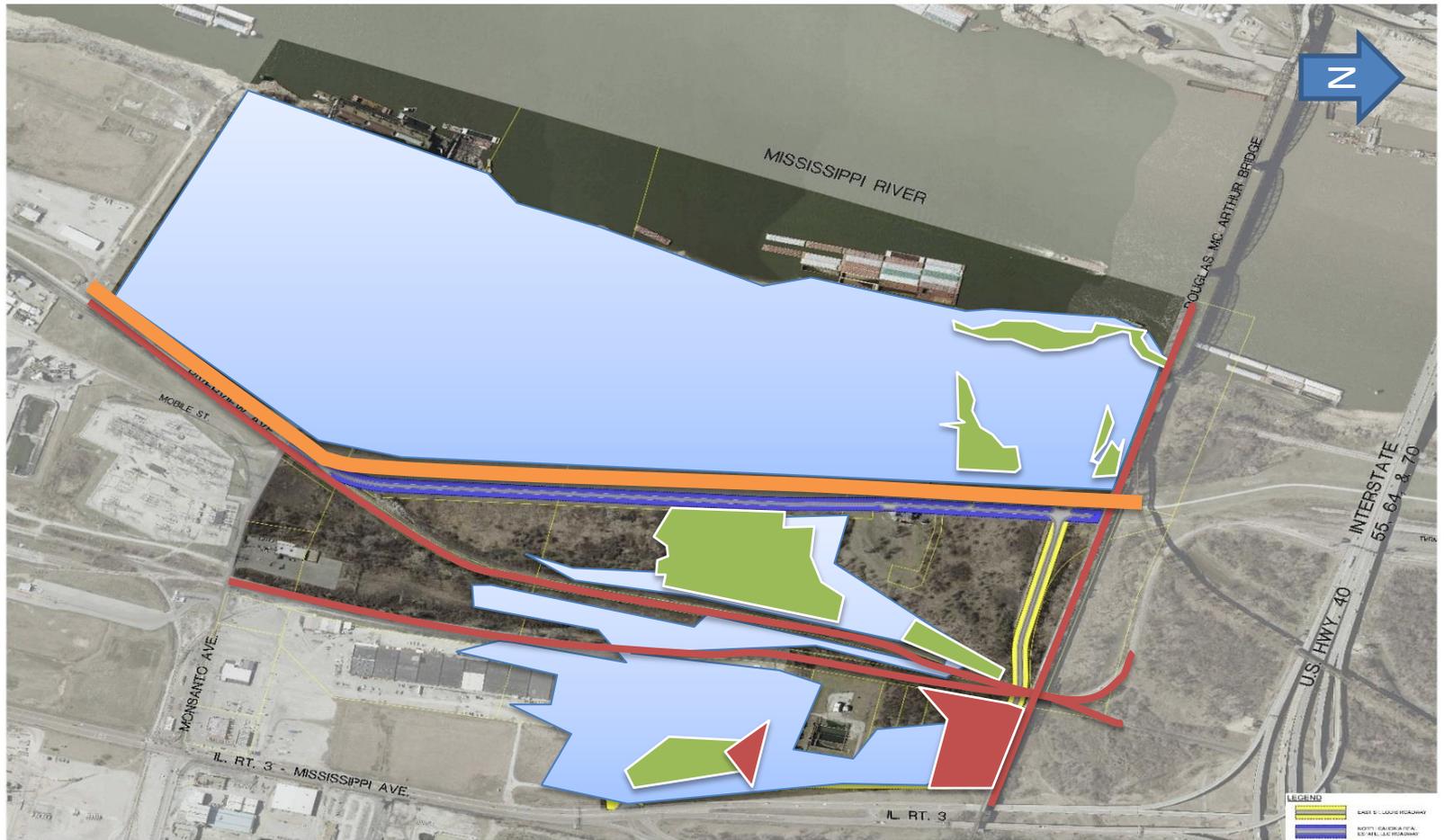
# PROJECT CHALLENGES - Railroads



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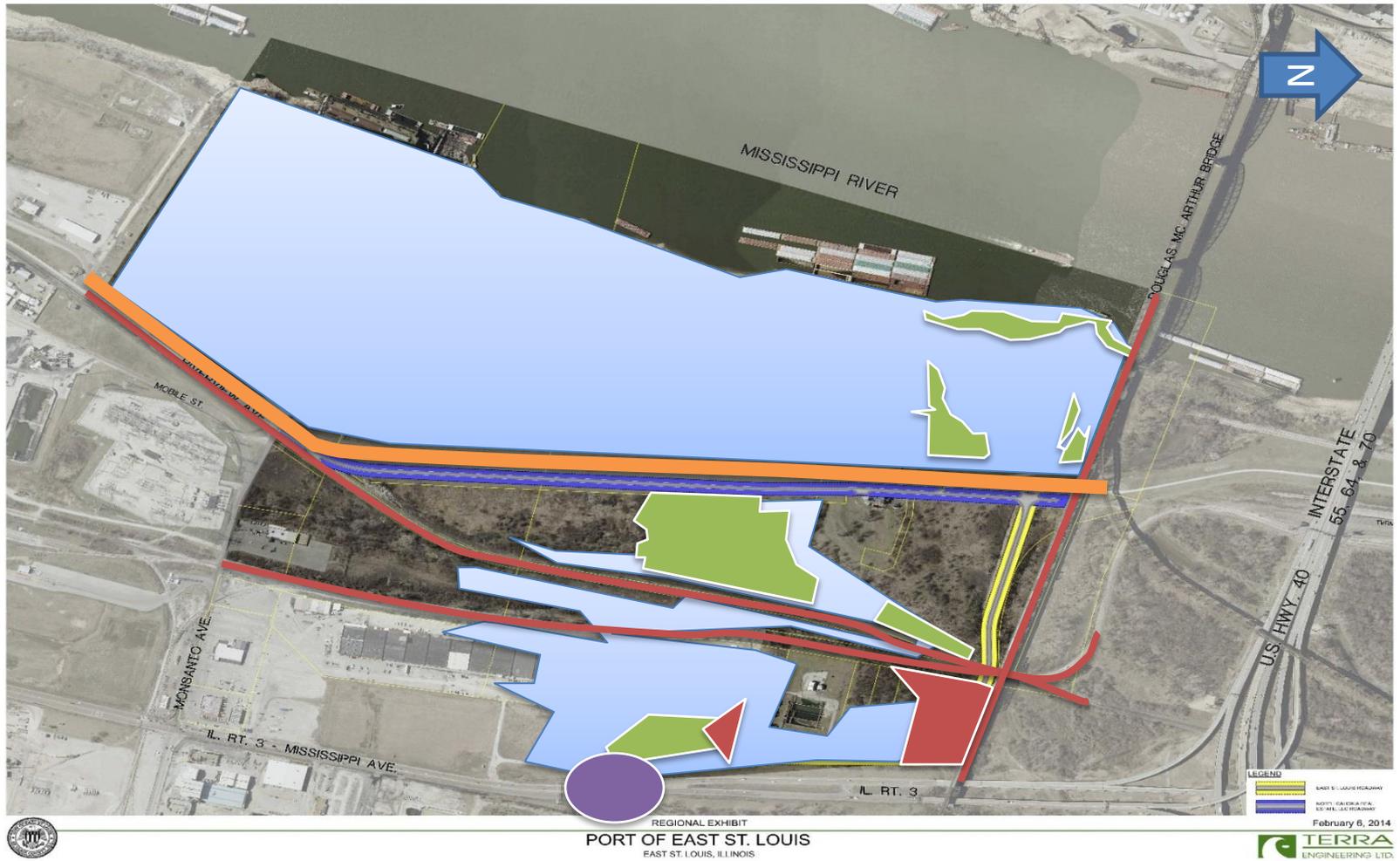
# PROJECT CHALLENGES - Levee



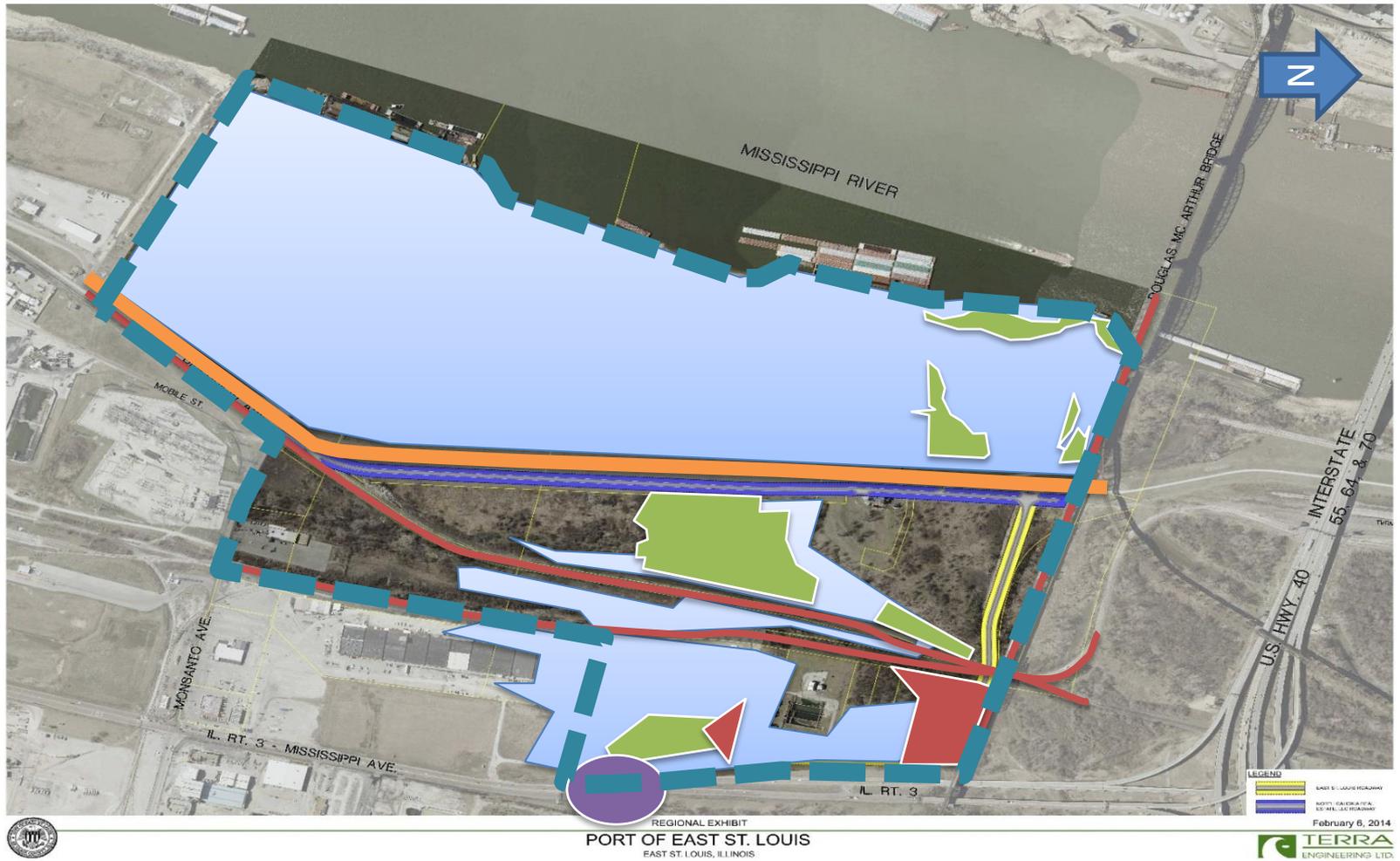
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# PROJECT CHALLENGES – Access to a State Route



# PROJECT CHALLENGES – Special Waste, Cultural, Historic, T&E Species



# PROJECT CHALLENGES

- **Permitting –**
  - Project impacts wetlands (**USACE**)
    - Individual permits can take 12 months
  - Project is in a floodplain (**IDNR**)
  - Project is adjacent to a levee (**USACE and Metro East Levee District**)
    - Lengthy permit process
  - Water Quality Certification required (**IEPA**)
  - Need access from IL Route 3 (**IDOT**)
  - Other agencies
    - National Environmental Policy Act



## PROJECT CHALLENGES

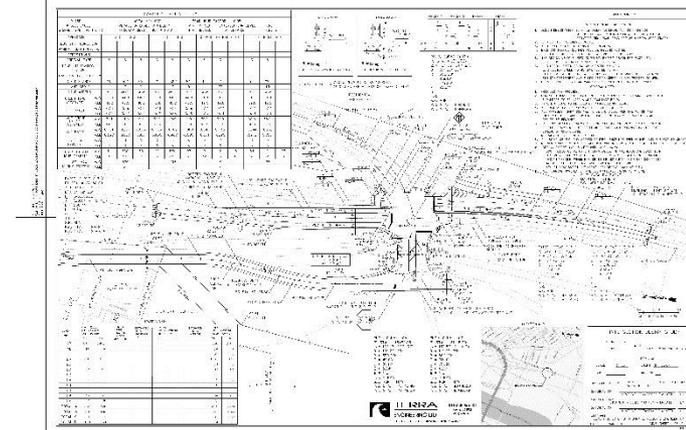
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- **Railroad Coordination –**
  - Norfolk Southern Railroad
    - Owns four parcels
    - Permanent Easement needed for Access Road
  - Terminal Railroad & UP
    - Design of Crossings may take 6-9 months by UP
    - ICC Hearing Required – for public crossing



# ACCOMPLISHMENTS

- Alignment & Intersection Alternatives
  - Developed multiple options for Port Entry and Access Road alignment
    - Current configuration of IL Rte 3
    - Future configuration of IL Rte 3
  - Evaluated
    - Development Opportunities
    - Traffic impacts
    - Environmental Impacts



# ACCOMPLISHMENTS

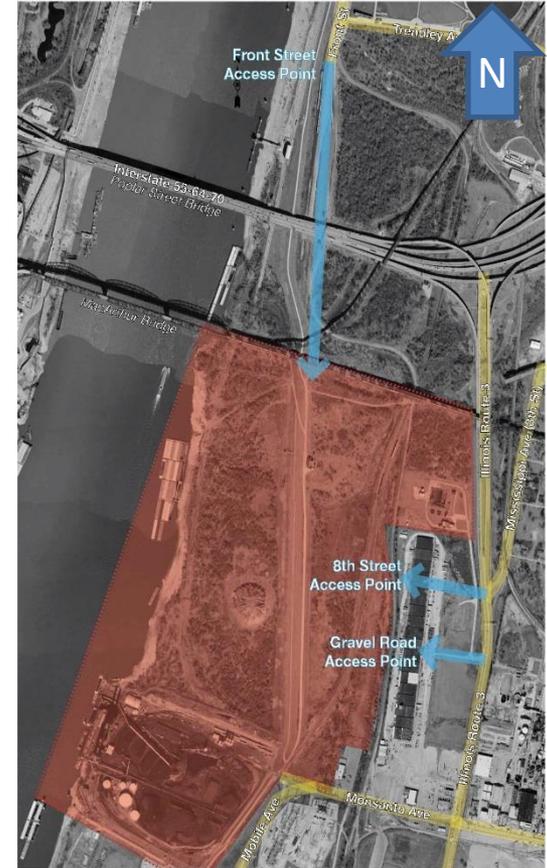
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- **Environmental Work**
  - **Wetland Delineation**
    - submitted to USACE, November 2013
    - results have been incorporated into the design
  - **Cultural Resources**
    - study completed and submitted to IHPA Oct 2013
    - Approved Fall 2013
  - **Special Waste**
    - PESA: completed November 2013
    - PSI: completed April 2014
    - Incorporated into design

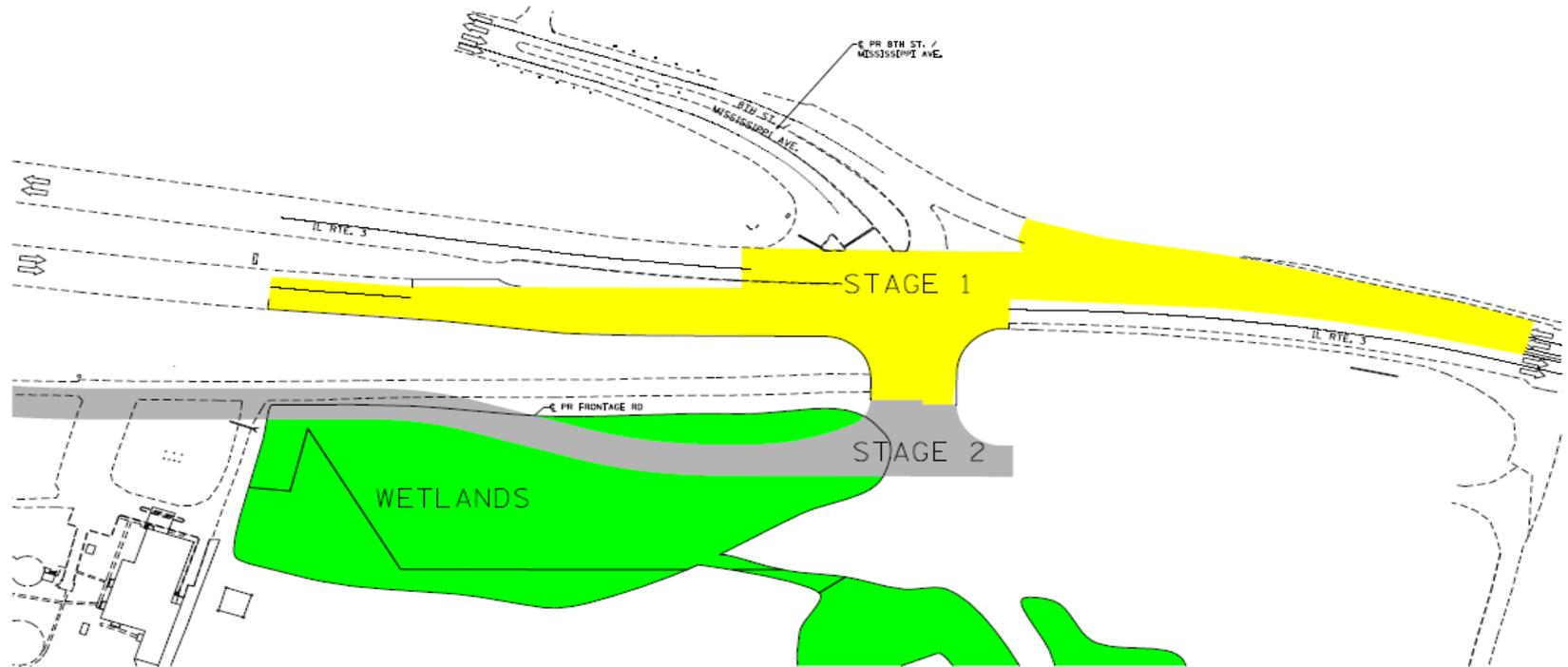


# ACCOMPLISHMENTS

- IDOT Permitting –
  - Early and continuous coordination
  - Traffic Study for Port Development
    - Approved by IDOT September 2013
  - Intersection Design Study
    - Design exceptions approved by FHWA, December 2013
    - IDOT approved February 2014
  - Access Permit
    - Received June 4, 2014



# PROJECT STAGING



PROPOSED STAGING EXHIBIT

PORT OF EAST ST. L.O.U.B.	
DATE	SHEET
2/16/2014	10



# ACCOMPLISHMENTS

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- **Construction**
  - **Construction Stage 1**
    - Completed September 2014
    - Contractor de-mobilized
  - **Construction Stage 2**
    - Pending Final Permits and RR Coordination
    - Delayed till Summer 2015



## ACCOMPLISHMENTS

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- **Section 401 / 404 Permit (Joint Application)**
  - Submitted November 2013
    - IDNR: letter received “no permit required”
    - IEPA: received September 2014
    - USACE:
      - Provisional Permit received July 2014
      - Recently received 408 permit
      - 404 permit received this week



# ACCOMPLISHMENTS

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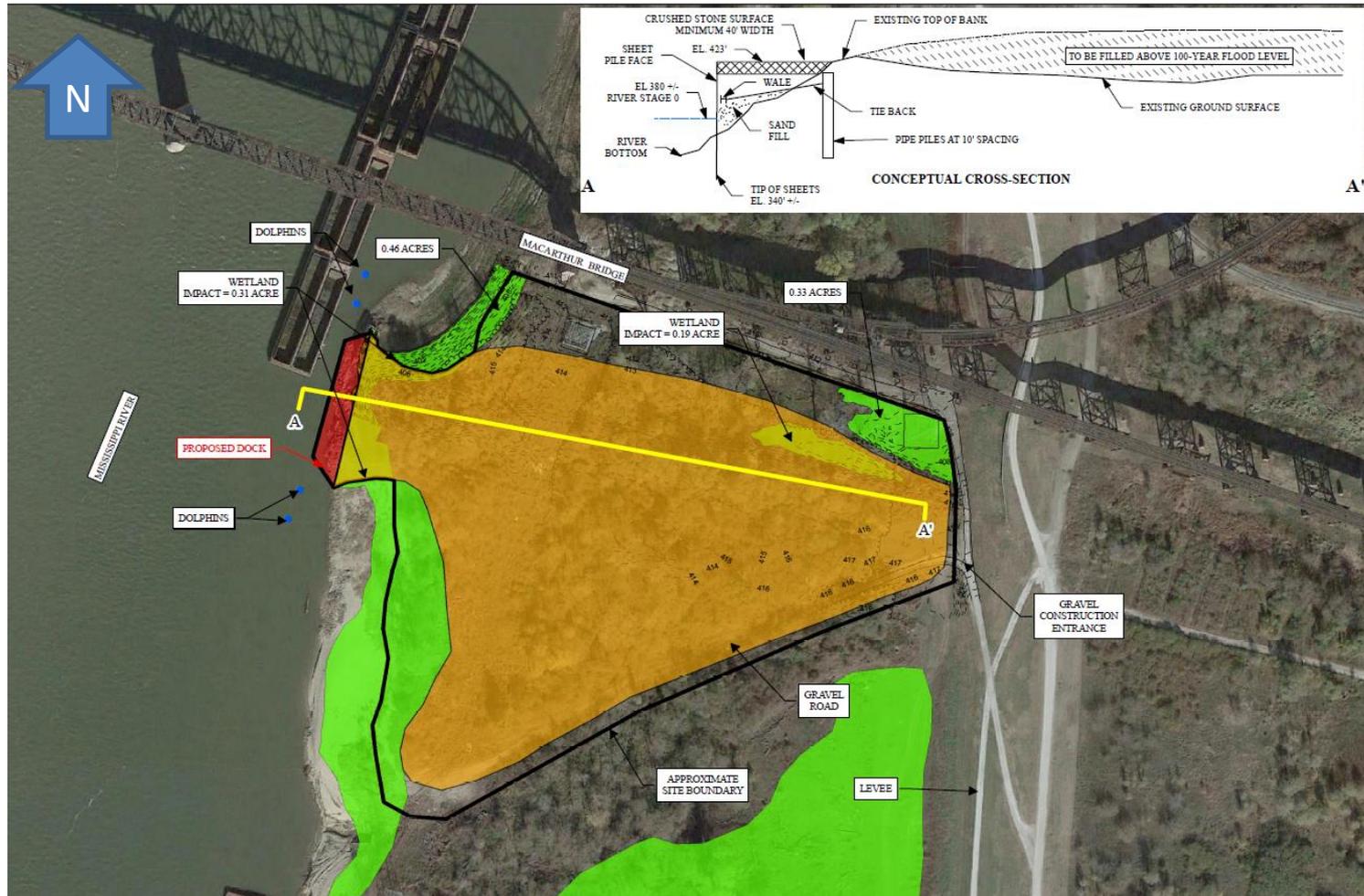
- **Railroad Coordination**
  - City is negotiating to purchase all four parcels from Norfolk Southern RR
  - At Grade Crossing
    - Pending upcoming ICC hearing
    - Agreement in place for Engineering
    - Design by Norfolk Southern for crossing both Union Pacific and Terminal RR



# PORT OF EAST ST. LOUIS – DEVELOPMENT OPPORTUNITIES



# PROPOSED DOCK



# PROJECT NEEDS – Waste Water Treatment Plant Demo

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# PROJECT NEEDS – Railroad upgrade



# PORT OF EAST ST. LOUIS – ECONOMIC OPPORTUNITY





[www.terraengineering.com](http://www.terraengineering.com)



# PORT ENTRANCE MONUMENT– OPTION 2



# POTENTIAL PARCEL LAYOUT



## POTENTIAL PARCEL LAYOUT

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- Build to suit:  
Parcels are flexible to accommodate any size development
- Internal roadway system and utilities developed with parcels
- Site plans based on needs of specific end user.



# PROJECT NEEDS – Railroad upgrade



# PROJECT STAGING

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- **Proposed Staging**

- Stage 1: Intersection with IL Route 3

- Stage 2: Access Road

- Build access roadway each side of rail crossing

- Union Pacific designing at-grade crossing which must be built by UP forces

- Advantages

- Get early jump on construction within IDOT ROW

- More time for signal work

