



## **Appendix E**

### **Supporting Investments**

**Past and Future Investments by state, local and private parties  
in the Manly Transportation Campus**

**Lead applicant**

**Iowa Department of Transportation**

**Partnering agency**

**Minnesota Department of Transportation**

**Public and Private Investments Supporting the Manly Transportation Campus**  
**Future home of the Upper Midwest Transportation Hub**  
*Past, current TIGER and future*

The Manly Logistics Campus, which houses the Manly Logistics Park (and within this park the proposed UMTH), Manly Terminal, and IANR Manly Yard) has shown remarkable development since 2006. Not only has there been \$30.9 million in development of the Campus through private/public partnerships and , but the Campus has attracted \$52.4 million in current and future outside development in it's short life. The TIGER grant to build the UMTH will add much needed intermodal services for the region to this Campus.

Past Investment Summary	
Iowa DOT rail investment	\$ 3,000,000
Iowa DOT highway investment	\$ 1,100,000
Worth County rail investment	\$ 1,500,000
Worth County highway investment	\$ 215,000
Public investment subtotal	\$ 5,815,000
Manly Transportation Campus investments	\$ 24,775,237
Outside private development	\$ 6,500,000
Private investment subtotal	\$ 31,275,237
<b>Total Investments to date</b>	<b>\$ 37,090,237</b>

TIGER Grant Investment Summary	
TIGER grant investment	\$ 7,100,000
IANR/UMTH, LLC partner investment match	\$ 9,065,138
<b>Subtotal</b>	<b>\$ 16,165,138</b>

Future Investment Summary	
Future investments (\$20 million of investment is contingent on development of the UMTH)	\$ 45,900,000
<b>Subtotal</b>	<b>\$ 45,900,000</b>

<b>Total</b>	<b>\$ 99,155,375</b>
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Percent of total past/current/future development represented by U.S. DOT TIGER grant: 7.16%

**Timeline of past, current and future development** (including assumption of successful TIGER grant)

Construction					Investors	
Begin	End	Type of Development	Where	Total	Amount	Investor
2006	2008	Land acquisition, tank farm, connecting tracks, loading stanchions	Manly Terminal	\$ 19,001,818	\$ 19,001,818	Manly Terminal Investors
2006	2008	Ground preparation for heavy loads	Manly Terminal	\$ 3,000,000	\$ 3,000,000	Union Pacific Distribution Services
2008	2008	Engine House	IANR Manly Yard	\$ 250,131	\$ 250,131	IANR
2008	2009	Upgrade U.S. Highway 65	Highway	\$ 1,100,000	\$ 1,100,000	Iowa DOT
2008	2009	Upgrade 380th St.	Local Road	\$ 215,000	\$ 215,000	Worth County
2008	2009	Track rehabilitation	IANR Manly Yard	\$ 1,003,188	\$ 1,003,188	IANR
2011	2012	Car Repair Facility	IANR Manly Yard	\$ 380,722	\$ 380,722	IANR
					\$ 3,000,000	Iowa DOT
					\$ 1,500,000	Worth County
2012	2015	Land acquisition, preparation, inner loop track, connecting tracks	Manly Logistics Park	\$ 7,130,567	\$ 2,630,567	Manly Logistic Park Investors
2013	2015	Steel Distribution Facility	Manly Logistics Park	\$ 2,300,000	\$ 2,300,000	Sukup Manufacturing
2014	2014	Bridge Replacement/Repair Track 10-11-12	IANR Manly Yard	\$ 856,011	\$ 856,011	IANR
2014	2014	Sulphuric Acid Tanks	Manly Terminal	\$ 1,200,000	\$ 1,200,000	Customer of Manly Terminal
2014	2015	Rehabilitate Track 10-11-12	IANR Manly Yard	\$ 652,800	\$ 652,800	IANR
2015	2015	Upper Midwest Transportation Hub	UMTH	\$ 16,165,138	\$ 7,100,000	TIGER grant
					\$ 9,065,138	IANR/UMTH LLC
2015	2014	Fertilizer Facility (in planning)	IANR Manly Yard	\$ 8,000,000	\$ 8,000,000	Viafield
2017	2019	Future cold & freezer warehouse/cross dock*	Manly Logistics Park	\$ 20,000,000	\$ 20,000,000	Florilli Logistics*
2017	2018	Future Improvements to U.S. Highway 65	Highway	\$ 2,900,000	\$ 800,000	Federal Funds
					\$ 2,100,000	Iowa DOT
2014	2015	Sodium methylate production facility	Manly Terminal	\$ 15,000,000	\$ 15,000,000	New Heaven Chemicals
<b>Total</b>				<b>\$ 99,155,375</b>		

\* Cold & freezer warehouse/cross dock is contingent on development of the intermodal/transload facility described in this TIGER grant



**Figure 1 - Completed loop track at Manly**

**Project Name:** Manly Terminal Wind Rail Port

**Sponsor:** Worth County Board of Supervisors  
**Contact:** Dave Haugen, Chairman  
1000 Central Avenue  
Northwood, IA 50459

**Co-Sponsor:** Iowa Northern Railway Company  
**Contact:** T. Scott Banister  
305 Second Street S. E., Suite 400  
Cedar Rapids, IA 52401

**Description:** Manly, Iowa serves as one of the largest and busiest locations for the distribution of wind components in the United States. The Manly facility handles the receipt, storage and transloading of wind related components. This project will construct a 2.5 mile loop track and a rail spur that will open a 165 acre tract of land for expanded wind component distribution and manufacturing as well as other related renewable energy projects. The project proposes new track that includes connections to existing track, new continuous loop track to serve property adjacent to the Manly Terminal and construction of an additional storage yard for distribution of wind energy components.

**Project Location:** Manly  
**Rail Project Cost:** \$ 8,237,468  
**Requested Amount:** \$ 3,000,000  
**Recommended Award:** \$ **3,000,000**