

Message

From: Richard Loessberg [RLoessberg@dallascounty.org]
Sent: 12/22/2005 5:27:16 AM
To: John Price [JPrice@dallascounty.org]
Subject: Dallas Business Journal Letter on Union Pacific Facility
Attachments: dbj-up letter.doc

Commissioner--

I've taken a shot at the UP terminal letter for the Dallas Business Journal. While I'm going to be out of the office until January 3, I'm going to be doing emails so please let me know if you would like any changes.

Rick

**GOVERNMENT
EXHIBIT NO.
401**

3:14-CR-293-M

December 21, 2005

Dear Dallas Business Journal:

I would like to recommend the completion of Union Pacific's \$100 million, 342-acre intermodal terminal as the Dallas area's most significant 2005 business development. The impact of this facility on southeastern Dallas County and on the Dallas area's economic future cannot be overstated.

For the last forty years, while other parts of the Dallas area have seen their populations double and triple and their tax bases steadily increase, southeastern cities like Wilmer and Hutchins have largely missed out on this activity. Hutchins, for instance, was the only city in Dallas County to actually lose population during 1980-2004, and Wilmer continues to have the smallest property tax base of any city in the County.

However, almost overnight, this new Union Pacific terminal, which is located in both Wilmer and Hutchins, has changed this. Costing over \$100 million, the facility has a value, for instance, that is greater than all of the taxable property within Wilmer. Given the Metroplex's role as an economic crossroad in today's global economy, the existence of this new state-of-the-art terminal is creating unprecedented developer interest in both cities.

The Allen Group, for instance, has just announced plans to begin developing a 4500-acre business park in the area immediately surrounding UP's facility. It is anticipated that many of the firms that will be locating in this business park will either be receiving/shipping goods through this facility or if they do not directly utilize the terminal themselves, will be providing services to businesses that do. Estimated employment at this park when fully developed is 30,000 which is six times greater than the number of jobs that existed in these two cities in 2000.

Typically, when a community experiences an increase in jobs, it also experiences an increase in population and housing. Not surprisingly, corresponding with the construction of this new facility has been a substantial increase in residential zoning and platting cases in both cities.

Clearly, then, this intermodal facility is on its way to shaping and altering the economic landscape of this part of the County just as Texas Instruments and Collins Radio did many years ago for what became the Telecom Corridor. With cities like Richardson, Carrollton, and Irving that have generated so much of the County's growth now being largely built-out, the rise of the County's southeastern area will help ensure that the County's economic future is sound. It for these reasons that I believe that the completion of Union Pacific's new facility is so significant and noteworthy. If I can answer any

questions that you might have about this important development, please do not hesitate to contact me.

Sincerely,

John Wiley Price
Commissioner, District 3