



***The Port of Little Rock
is focused on creating
shovel-ready sites to
attract new business
and industry.***

Letter from the Board Chair

To our stakeholders, partners, and community residents:

I am honored to present the 2021 annual report of the Little Rock Port Authority. As I assumed the chair's position of this amazing Board of Directors, I also entered my tenth year as a LRPA Board member. Looking back over the past decade, I can honestly say that the Port of Little Rock is thriving and continues to meet its mission of creating jobs for the community.

2021 was a year of rebuilding as America began to come out of the pandemic. During the pandemic, the nation saw supply chain disruptions and new uncertainties surrounding American manufacturing; this resulted in the Port of Little Rock responding to, and working with, a record number of inquiries from companies, around the world, who expressed interest in locating in Little Rock. Working with our partners at the Little Rock Regional Chamber of Commerce, Entergy Arkansas and the Arkansas Economic Development Commission, our team worked diligently to compete for these investments.

In November, the TREX Company chose to locate their manufacturing operation at the Port of Little Rock on a 300-acre site. This campus-like investment will see over \$500 million dollars invested into the community, and when fully operational, over 500 Arkansans will have the opportunity to have meaningful employment. The TREX Company will also be a significant rail user for the Port and will allow our organization to continue to grow.

In addition to the TREX Company, our team is working several other projects that will likely be announced in 2022.

During 2021, the Little Rock Port Authority Board of Directors and Port staff continued to focus on real estate acquisition and the relocation of the VOR Cone. These efforts are beginning to pay off and I believe that by 2023, the VOR Cone will be relocated and the Port of Little Rock will have a 1,000-acre supersite like no other in the region. This site will allow us to focus on attracting a major company that should be a pivotal point in the growth of Little Rock and the surrounding communities.



Site work is now complete on the new location for the VOR Cone; this ongoing effort will allow the Port to create a 1,000-acre super site.

I want to thank Greg Joslin and Ray Dillon for their service to the Little Rock Port Authority Board of Directors. Both Greg and Ray brought their passion and expertise to the organization and this helped the Port grow and remain relevant in the world of economic development. As Greg and Ray ended their tenure on the Board, we welcomed Tamika Edwards and Keith Harvey to the Board. Tamika and Keith bring their expertise and new perspectives to the LRPA Board of Directors, and I look forward to watching each of them help make the Port of Little Rock the best inland port in America.

In closing, the Port of Little Rock is strong and continues to grow and prosper. The Port is Arkansas's largest industrial park and a major contributor to the local economy. This will only get better in 2022 and the years to come.

Respectfully,

Joe Bailey, Chair



2021 Little Rock Port Authority Board of Directors



Joe Bailey
Chair



Bobby Brown
Vice-Chair



Clay McGeorge
Treasurer



Melissa Hendricks
Director



Stan Hastings
Director



Tamika Edwards
Director



Keith Harvey
Director



Mayor Frank Scott
City of Little Rock

2021 Port Accomplishments

- The Port of Little Rock completed the new slackwater harbor dock as a part of the 2016 TIGER Grant. This infrastructure improvement greatly enhances the ability for the Port to serve customers.
- The Port of Little Rock received a \$975,000 Port Security Grant from the Department of Homeland Security; this grant will allow the Port to improve the overall safety of the port and industrial park.
- The Port of Little Rock completed site work on the new location for the VOR Cone; this ongoing effort will allow the Port to create a 1,000-acre supersite.
- The Port of Little Rock acquired over 700 acres of land as a part of its ongoing land acquisition efforts.
- Amazon successfully opened their 4,000,000 square foot distribution facility.
- The Port of Little Rock welcomed TREX Company, Inc. to the Port. This is the largest manufacturing announcement the Port has seen in over ten years. When complete, this project will have invested over \$500 million in the port and will employ over 500 people.
- The Port invested one million dollars in the Foreign Trade Zone Warehouse and replaced the roof and made exterior improvements on this fifty-year-old building.
- The Port of Little Rock completed a fleeting study to help guide best practices for future barge fleeting operations.
- The Port of Little Rock and Metroplan initiated the process with the Arkansas Department of Transportation to begin planning for a southern access/egress route into the Port.
- The Port of Little Rock participated in several events along the river to celebrate the 50th anniversary of the MKARNS.
- The Port of Little Rock completed a preliminary study of its diversity, equity and inclusion efforts.

In the spring of 2021, Amazon opened a 3.8 million-square-foot facility, on an 80-acre site, at the Port of Little Rock and by year's end, had employed more than 2,000 people. The fulfillment center is where Amazon accepts and stores products that its customers order online and where Amazon employees work alongside Amazon robotics to pick, pack and ship small items to customers such as books, electronics and toys. The center at the Port is one of 110 in the United States and one of the three most-modern fulfillment centers Amazon operates. "It's not surprising that Amazon has selected the Port of Little Rock as the newest location for its next project," said Governor Asa Hutchinson. "Arkansas has a trained workforce and is centrally located with easy access to miles of interstate, rail, and navigable waterways."



Amazon successfully opened their 3.8M square foot distribution facility.

Available Land; the Port of Little Rock's Most Valuable Asset

In the 1960's the citizens of Little Rock approved a \$1,000,000 public bond issue to build the Port of Little Rock. These funds bought land; built a dock and warehouse on the Arkansas River and established a shortline railroad. Today, the Port of Little Rock is approximately 4,000 acres in size and is Arkansas's largest industrial park. Forty-five businesses, from five foreign countries, are located at the Port. These businesses contribute over half a billion dollars annually to the central Arkansas economy.

In 2011, the Citizens of Little Rock overwhelmingly passed a citywide sales tax. Ten million dollars was set aside for the Little Rock Port Authority to use to expand its footprint. Over the past five years, Little Rock Port Authority staff, working with the LRPA Board of Directors, has purchased approximately 2,000 acres of land to serve future manufacturing operations. Using an innovative and progressive approach to acquiring land and offering tax credits and land swapping options, the Port of Little Rock was able to leverage the \$10 million to acquire almost \$12.5 million in real estate.

These new lands will help the Port compete for industrial prospects from around the world and keep the Port relevant in the ever-changing global economy. Staff is currently working to make these



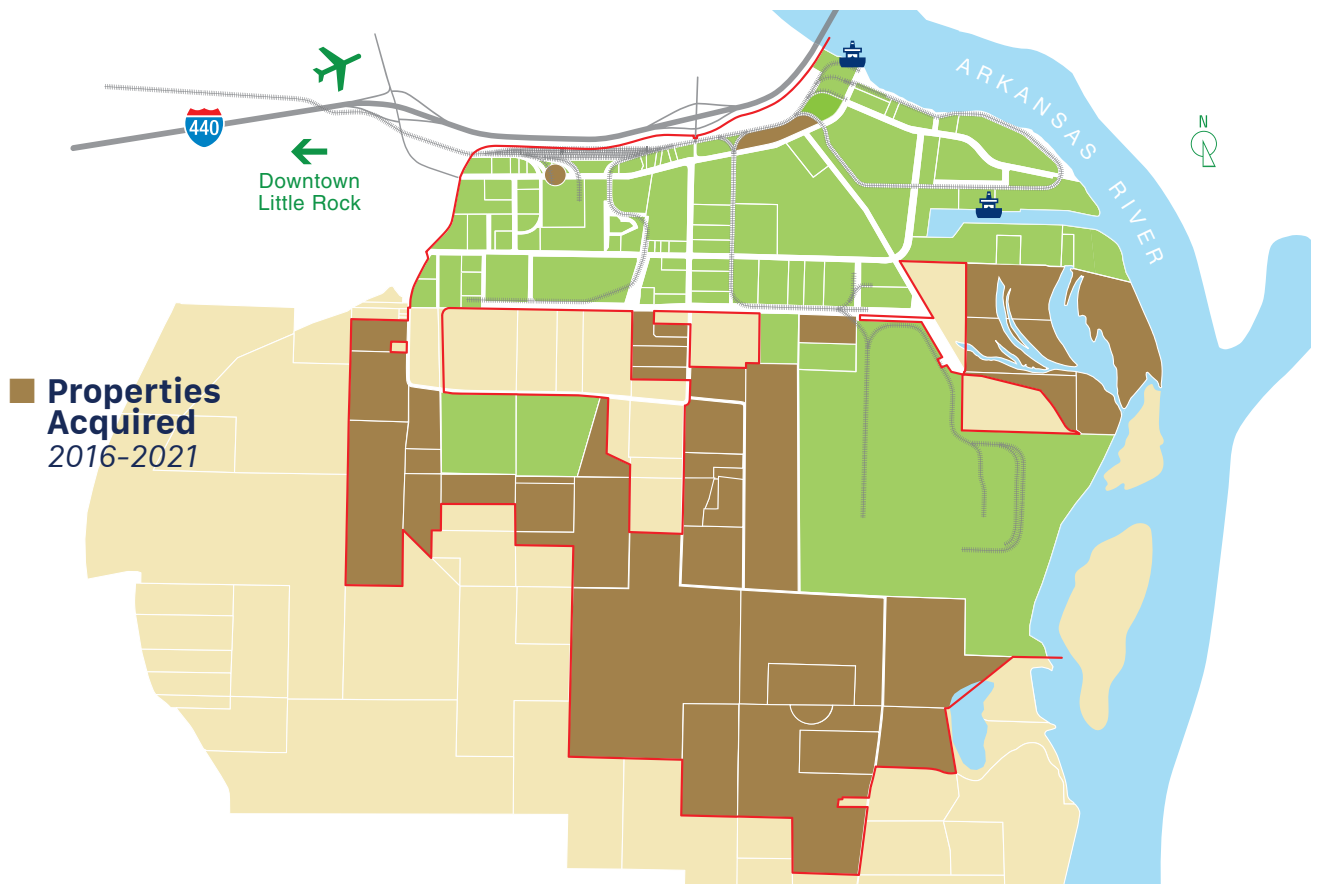
lands shovel-ready by improving road infrastructure, extending utilities and making plans to extend the Port railroad. Shovel-ready sites will set the Port of Little Rock apart from other inland river ports.

One unique aspect of the recent land acquisition efforts is the creation of a 1,000-acre supersite. This site is still in development; however, when complete, the Port and the Chamber of Commerce will market this site to the world. The impact of a shovel ready site of this size will be unlike anything central Arkansas has realized before.

What makes a shovel-ready site?



- ✓ Appropriate zoning
- ✓ Detailed survey
- ✓ Ownership of property
- ✓ Environmental studies
- ✓ Soils analysis
- ✓ Public infrastructure in place
- ✓ Site mitigation if required



Shortline Rail Connections

Linking Port businesses to each other
and to the nation's rail system



The Port of Little Rock was organized in 1959 to provide intermodal transportation services connecting U.S. markets and the deep water ports of the Gulf of Mexico.

The Port is home to the Little Rock Port Authority (LRPA) Railroad, operating 20 miles of track and handling over 10,000 cars yearly.



The Port Railroad is a surface transportation, Board Certified switching railroad, operating under FRA Rules & Regulations.

The LRPA Railroad is a Shortline Carrier offering dual-access passage to markets across the nation. With access to Union Pacific and Burlington Northern railroads, Port customers have two Class 1 competing for their business. That means greater pricing power, access to more markets and alternative rail options.

Our independent line offers shippers many advantages and includes a pricing program that fits a company's budget. Cost and revenue decisions are made at the local level, where trade off issues are best understood.

Marshalling is conducted from an efficient ten-track yard with expansion in the works. Our flexibility means we can handle a large capacity short-term shipping event; as well as routine scheduling.

The Port of Little Rock is located on the Arkansas River and is part of McClellan-Kerr Arkansas River Navigation System (MKARNS).

The City of Little Rock is in the geographic center of Arkansas and is the state's capital city and business hub. Within close proximity are the connections to I-40, the third longest major east-west Interstate Highway, and I-30, the main route from Little Rock to the southwest.



The Port's switching railroad handles over 10,000 cars yearly.



Railways consume up to 9x less energy per ton-kilometer traveled than trucks.

A single gallon of diesel fuel is enough for a freight train to transport a ton of freight for 470 miles.

USA rail accounts for a third of all freight volume, yet it accounts for only about 2% of all related transport emissions.

Statement of Revenue and Expenses

Little Rock Port Authority and Railroad combined



OPERATING REVENUES	2017	2018	2019	2020	2021
<i>Total Railroad and Port Authority Revenues</i>	2,835,598	4,375,323	4,361,900	3,356,595	3,008,885
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OPERATING EXPENSES					
<i>Total Railroad and Port Authority Revenues</i>	2,273,024	2,964,494	3,443,495	2,764,778	3,140,100
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OPERATING REVENUE OVER / (UNDER) EXPENSES	562,574	1,410,829	918,405	591,817	(131,215)
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NET POSITION	29,269,388	31,255,202	35,455,101	39,907,583	47,142,975
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Due to a change in reporting practices, 2020 numbers came from yearly financial report.



10600 Industrial Harbor Drive • Little Rock, Arkansas 72206
(501) 490-1468 • PortofLittleRock.com

Notice of Nondiscrimination - The Little Rock Port Authority complies with all civil rights provisions of federal statutes and related authorities that prohibit discrimination in programs and activities receiving federal financial assistance. Furthermore, the Little Rock Port Authority complies with the City of Little Rock Civil Rights Ordinance. Therefore, the Little Rock Port Authority does not discriminate, in any of its activities, whether federally funded or not, on the basis of race, color, creed, religion, sex, national origin, age, disability, marital status, sexual orientation, gender identity, genetic information, political opinions or affiliation. Complaints of alleged discrimination and inquiries regarding the nondiscrimination policies of the Little Rock Port Authority may be addressed to: Jean Pulliam, Title VI Coordinator, 10600 Industrial Harbor Drive, Little Rock, AR 72206, jpulliam@PortofLittleRock.com or telephone (501) 490-1468. Hearing and speech impaired may dial 711. This notice is available from the Title VI Coordinator in large print, or on audiotape.

Little Rock Port Authority Staff



Bryan Day
Executive Director



James Firestone
Director of Operations



Doug Farley
Railroad Supervisor



Scotty Allen
Assistant Railroad Supervisor



Marsha Guffey
Grant Coordinator/
Special Projects



Jason Briggs
Engineer/Conductor



Kally Robinson
Assistant/
Special Projects



Jean Pulliam
Finance Manager



Mike Stapp
Engineer/Conductor



Matt Chastain
Engineer/Conductor

Port Operations

The Little Rock Port Authority was organized in 1959 to oversee the Port and provide intermodal transportation services connecting U.S. markets and the deep water ports of the Gulf of Mexico. The Port of Little Rock is located approximately seven miles east of downtown Little Rock along the banks of the Arkansas River.

The LRPA Industrial Park is a 4,500-acre diverse business community representing over 8,000 jobs and more than 40 businesses. At the core of its activity is the Little Rock Port Terminal and the Little Rock Port Authority Railroad; these assets provide the foundation for existing business and future expansion of businesses in Central Arkansas. All modes of transportation converge at the Port: water, rail and motor freight, offering convenient intermodal shipping solutions. The Port caters to world-wide markets with its Foreign Trade Zone #14.

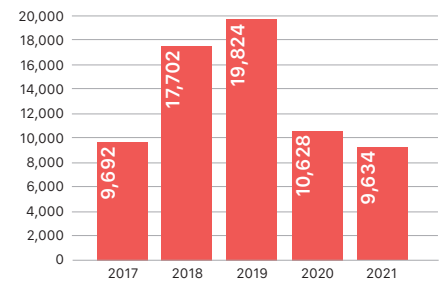
The Port of Little Rock is part of the 448-mile McClellan-Kerr Arkansas River Navigation System completed in 1971, which runs from the Mississippi River northwest to 15 miles east of Tulsa, OK. The 448-mile system includes 18 locks, shipping 12 million tons annually with a cargo value of \$4 billion.

The Port of Little Rock

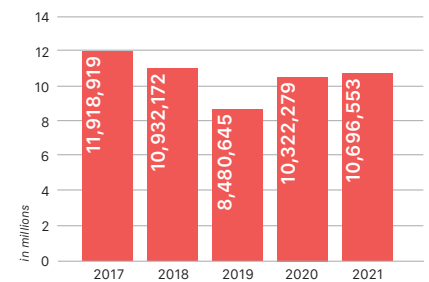
- More than 40 active businesses representing over 8,000 jobs
- 4,500-acre industrial park with ample levee-protected acreage available
- Three full-service river terminals including a River Port and a Slackwater Harbor
- The Union Pacific Railroad and the BNSF serve the Port of Little Rock's switching railroad, handling over 10,000 cars yearly
- Quick connections to I-40 and I-30 are located within five miles of the Port
- Caters to world-wide markets with Foreign Trade Zone #14
- Eligible new and expanding businesses are offered competitive incentive packages
- Arkansas Freeport Law exempts inventory tax on raw materials, goods in progress and finished goods bound for out-of-state shipment
- Port promotes sustainability practices



Total Railcars Interchanged

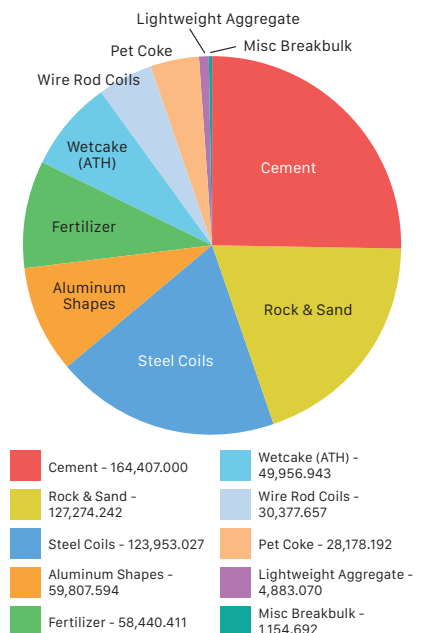


Arkansas River Tonnage McClellan-Kerr Navigation System



Dock Commodity Tonnage (2021)

648,432.828 total net tons, 441 barges



Corporate profiles

partial list



Amazon - An American multinational company focusing on e-commerce



Gavilon Fertilizer LLC - Savannah, GA • Wholesale bulk / blend crop nutrients supplied by barge and rail



Revolution Bag - Little Rock • Preserving our Farmland • Plastics polytube and Revolution Bag can liners



HMS - A manufacturing company designing innovative houseware products



Interstate Signways - Little Rock • Engineer and fabricate architectural, wayfinding and transportation signage



J&M Foods, Inc. - Little Rock • Wholesale Bakery (Cookies & Cheese Straws)



Lexicon, Inc. - Little Rock • Prospect Steel and Custom Metals - Fabricated Steel Products



Logistic Services, Inc. - Seattle, Washington • Full Intermodal Bulk and Breakbulk Facility



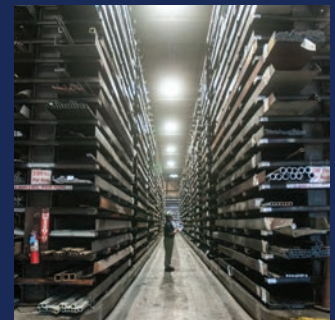
Natural State Recycling - Little Rock • Paper, Plastic, and Wood Recycling



Novus Arkansas, LLC, Novus International, Inc. - St. Louis, Missouri • Amino acids and minerals for the animal feed industry



Ring Container Technologies - Oakland, TN • Plastic Containers (specifically Skippy Peanut butter Jars in Little Rock)



Ryerson - Chicago, Illinois • General line metal service center • Plate fabrication



Sage V Foods - Boulder, Colorado • IQF Frozen Rice



TY Garments (Tian Yuan Garments Co. Ltd) - China / Little Rock • First fully automated sport-wear producer for Adidas and Reebok



Waste Management - Houston, Texas • leading provider of waste and environmental services in North America



Welspun Tubular LLC - India / Mumbai • Leading Tomorrow Together • Manufacture steel pipe for the oil and gas industry