



THE DELAWARE VALLEY
**GOODS MOVEMENT
TASK FORCE** | 

Connecting **INDUSTRY** and **PLANNERS**
with **FREIGHT TRANSPORTATION**

QUARTERLY MEETING HIGHLIGHTS

10 AM | July 18, 2024

8th Floor, American College of Physicians Building | DVRPC Main Conference Room
190 N Independence Mall West, Philadelphia, PA 19106-1520

1. Call to Order

Ariella Maron, Executive Director of DVRPC, welcomed everyone and gave remarks about the challenge and importance of encouraging economic development while continuing to make progress towards the region's equity and environmental sustainability goals. Attendees were invited to go around the room and introduce themselves.

2. DVRPC Regional Industrial Development Updates: By the Numbers

Kristen Scudder presented an update on industrial development trends in the region using metrics from CoStar's Real Estate Analytics Tool. Overall, the Greater Philadelphia region has seen substantial industrial development, especially the growth of warehouses along major corridors such as I-95 and the New Jersey Turnpike. Since just 2021, the region has added more than 30 million square feet of industrial space, bringing the region's inventory to 508 million square feet, or about three percent of the national total. Analysis of these trends show that the industrial real estate market in the Philadelphia region is generally strong and continues to grow, albeit at a slower rate than in years previous, and the region's vacancy rate of 6.8 percent is close to the national average of 6.6 percent.

3. Link Logistics Industrial Market Update

Liz Gabor, Vice President of Development at Link Logistics, shared additional information about the state of the industrial development market and how regulations and market trends are shaping coming projects. She said that the market is generally healthy, and that construction is beginning to recover after a slowdown caused by increases in labor and material costs. She also stated that Link Logistics tends to develop infill locations close to population centers, and that one of the East Coast's strengths is the availability of sites, especially for smaller developments, near densities of both potential customers and employees.

Gabor also highlighted some of the challenges developers face, especially when adding certain improvements like rail access. She said that due to the difficulty of obtaining necessary approvals and large capital investment involved, even though developers are interested in rail access, they usually require a specific request from a tenant to justify the expense of building it.

4. 2024 South Jersey Transportation Planning Organization Regional Freight Plan

Jacob Commings, South Jersey Transportation Planning Organization (SJTPO), shared highlights from their 2024 Regional Freight Plan. SJTPO is the federally designated Metropolitan Planning Organization for Atlantic, Cape May, Cumberland, and Salem Counties in southern New Jersey, and recently released its 2024 Regional Freight Plan which used data analysis and stakeholder outreach to document the existing freight transportation system and support future infrastructure improvements. He noted trends in the region including the concentration of cold storage facilities in Vineland, the ongoing development of an industrial park at the Atlantic City International Airport, and opportunities for port growth in Salem County to support the offshore wind energy industry.

5. Two-minute Reports

The following Task Force and Subcommittee chairs and Task Force members provided updates on the activities of their companies and agencies:

John McCreavy NJRRA

John shared information about the upcoming NJRRA event, *The Railroad Construction Basics Seminar*, taking place on Friday, August 16th, 2024, at The Railroad Group, LLC office at 705 Mantua Ave., Paulsboro, NJ 08066. The seminar will provide an educational overview of the railroad industry and enable all attendees to improve their understanding of how freight is an integral component of keeping American industries connected. Program details can be found [here](#).

Dennis Jones.....Northpoint Development

Dennis Jones gave a brief update on the development progress at the Keystone Trade Center site in Falls Township, Bucks County, PA. So far, over 4 million square feet of new distribution and logistics space has been constructed with some already leased and occupied, most recently by Fed-Ex. Northpoint has also invested in critical infrastructure on site such as \$10 million on rail improvements and \$3 million on dock refurbishments. In addition to attracting new tenants to the site, existing businesses are looking to expand. Northpoint is also pursuing new developments in New Jersey and New York.

Todd Wardwell USCG Sector Delaware Bay

Todd Wardwell shared an update on the Port of Baltimore’s reopening and the unique challenges that the recovery effort faced. As a result of the Key Bridge Collapse, the Baltimore power grid and the city’s LNG line were shut down. Power was rerouted from Limerick Generating Station in Montgomery County to Baltimore. Pennsylvania coal, which goes through the Port of Baltimore, was deeply affected by the port’s closure. Sugar, oil, and other commodity flows were also disrupted. In addition, closing the port trapped barges destined for McGuire AFB and Fort Dix which necessitated a channel to be secured for their passage. Combined with delays related to the ongoing issues in the Red Sea, the closure of the Port made total travel for ship crews much longer. It was noted that decades-old planning for this type of incident contributed to a swift and organized response.

Paul Delp.....Lansdale Warehouse Co.

Paul Delp shared the date and location of the next mega-meeting of the Traffic Club of Pennsylvania. The next mega-meeting will be held on October 10th, 2024, at the William Penn Inn in Lower Gwynedd, Montgomery County, PA. Michelle Shultz, STB Commissioner, will be a featured speaker. Details and registration can be found here: <https://tcop.wildapricot.org/event-5508403>.

6. Old or New Business/Adjournment

The next meeting of the Goods Movement Task Force will be held in person on Thursday, October 17th, 2024 at 10am. The meeting was adjourned.

Any modifications or corrections to these highlights can be transmitted to DVRPC’s Kristen Scudder (kscudder@dvrpc.org).

Meeting Participants

<u>Name</u>	<u>Affiliation</u>
Arunachalam, Sanjana	Camden Redevelopment Authority
Blevins, Dan	WILMAPCO
Brahms, Matthew	Delaware Valley Regional Planning Commission
Chiaromonte, Stephen	WSP
Cordero, Devyn	New Jersey Department of Transportation
Cummings, Jacob	SJTPO
Delp, Paul	Lansdale Warehouse Co.
Dsouza, Vivek	Delaware Valley Regional Planning Commission

<u>Name</u>	<u>Affiliation</u>
Edinger, Tom	Delaware Valley Regional Planning Commission
Fagin, Judith	Judith E. Fagin, PMP
Farina, Dan	Delaware Valley Regional Planning Commission
Farrell, Dan	Philadelphia City Planning Commission
Frohlich, Parker	Bucks County Planning Commission
Fusco, Brett	Delaware Valley Regional Planning Commission
Gabor, Liz	Link Logistics
Gallagher, Kevin	Kevin Gallagher Consulting
Gonzalez, Maridarlyn	Pew
Greene, Sean	Delaware Valley Regional Planning Commission
Hindle, Malia	USCG Sector Delaware Bay
Jones, Dennis	NorthPoint Development
Kanthor, David	Philadelphia City Planning Commission
La Rue, Cindy	Philadelphia City Planning Commission
Long, Matthew	PennDOT
Maniar, Nipa	New Jersey Department of Transportation
Marino-Doyle, Janice	NJDOT
Maron, Ariella	Delaware Valley Regional Planning Commission
McCreavy, John	SMS Rail
Melheny, Josh	USCG Sector Delaware Bay
Miller, Jim	Michael Baker
Mix, Troy	University of Delaware
Morley, Mark	Delaware Valley Regional Planning Commission
Mulroy, Christopher	Delaware Valley Regional Planning Commission
Sankaran, Alex	Chester County Planning Commission
Schiavi, Bill	SJTPO
Scudder, Kristen	Delaware Valley Regional Planning Commission
Shelly, Lee	H&K Group, Inc.
Tierney, Gemma	Whitman, Requardt & Associates, LLP
Turner, Andrew	Montgomery County Planning Commission
Vichot, Reidel	University of Delaware
Wardwell, Todd	USCG Sector Delaware Bay
Wetzler, Rebecca	Delaware Valley Regional Planning Commission