



**Port of
EVERETT**

*We Provide Value:
We Create Economic Opportunities*

Capital Construction Creates Job Growth in Everett

*Les Reardanz
CEO/Executive Director
Port of Everett*

November 16, 2017

WWW.PORTOFEVERETT.COM



About the Port of Everett

- The Port District and boundaries formed in 1918; serves nearly 100,000 people
 - Not a countywide port
- Special Purpose District ‘economic development’ governed by three elected commissioners
- The Port’s customs district ranks first in the state at \$29BILLION in exports (including airplanes), and it is the 3rd largest container port in the state
- Operate three lines of business and homeport to Naval Station Everett



Port Vision: Strategic Snapshot

Who we are (Mission)

An economic development enterprise carrying out the public's trust to manage and develop resources, transportation facilities and supporting infrastructure

What We Do (Core Competencies)

Seaport
Real Estate
Marina/Marine Services
Environmental Stewardship
Public Access

How We Do It (Focus Areas)

Financial Sustainability
Partnerships
Community Engagement
Environmental Stewardship

Why We Do It

Strong Economy
Competitive Region
National Security
Disaster Resiliency
Strong Environment

**Core Values & Striving For a Strong Operating Environment
(Regulatory, Legislative, and Economic)**

Jobs and Taxes: Port Operations

- Supporting more than 35,000 jobs and \$373 million in taxes
- The Port's Capital Construction program over the next three years will support more than 2,200 construction jobs



2016 U.S. West Coast Export Value

#1 Los Angeles \$273.5 Billion

#2 Long Beach \$88 Billion

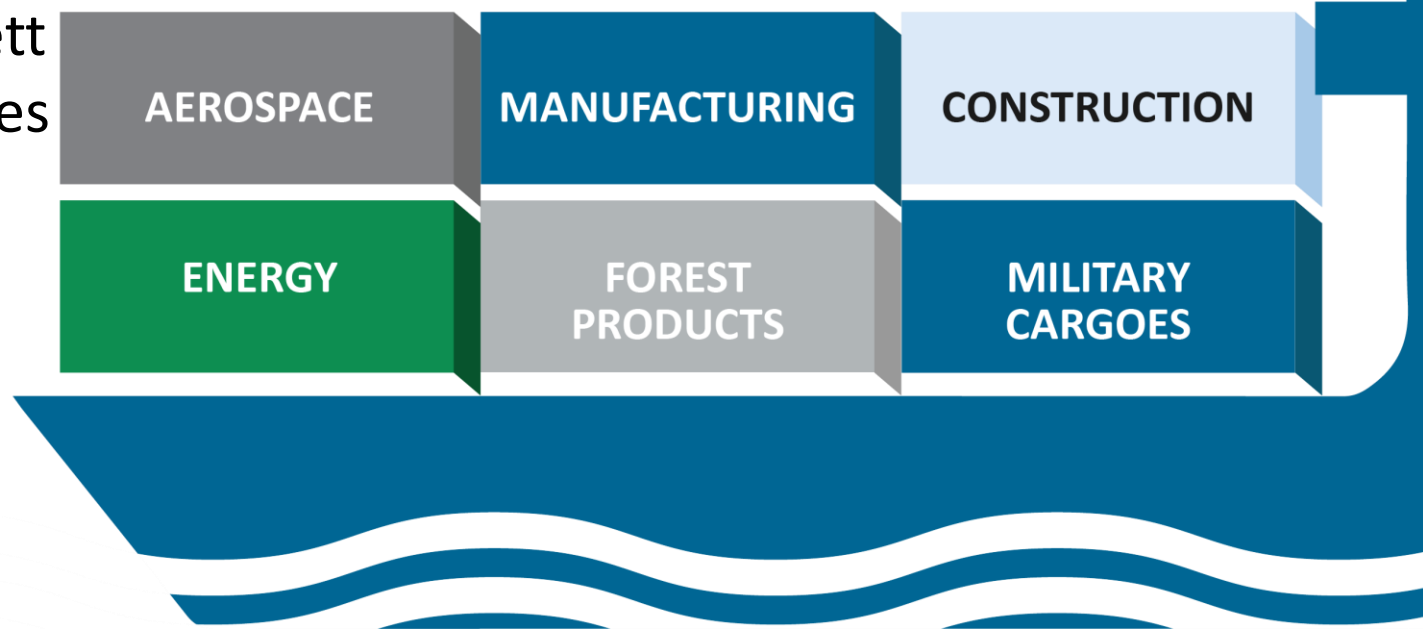
#3 Tacoma \$54.5 Billion

#4 Oakland \$48.9 Billion

#5 Everett \$29.3 Billion

#6 Seattle \$21.6 Billion

The Port of Everett Seaport specializes in handling high value heavy cargoes for:



FOR ILLUSTRATIVE PURPOSES

South Terminal Facility 2019



South Terminal Modernization Phase II



Done

South Terminal Wharf Strengthening Phase I

Done

Terminal Rail Improvements Phase I

Permit

South Terminal Wharf Strengthening Phase II

Underway

Terminal Rail Improvements Phase II

What Seaport Modernization Accomplishes

- Creates a minimum of an 1,100 foot berth and dredges South Terminal to -45 MLLW
 - Ensures our facilities meet 21st Century infrastructure needs and the region's disaster recovery needs
 - Continues to modify our facility to meet the diverse needs of the aerospace industry and our other customers
 - Supports Naval Station Everett and National Security efforts
 - Achieves our commitment to environmental stewardship and public access
 - Supports short and long term job creation; and
 - Makes our facilities more competitive

Weyerhaeuser Mill-A Site

1930s – 1979



Contaminated Source Material
from Historic Mill Operations

The Goal:
Seaport Modernization

Residual
Contamination

Kimberly-Clark Acquisition



- Working to acquire 66 acre Kimberly-Clark Property
- Significant environment uncertainty slowing progress
- Port Commission has authorized purchase of 2.2 acres of parking lot parcels

2017 Work Plan

- Solidify funding plan (i.e. grants and loans) for South Terminal Modernization Projects
- Complete construction on Phase II Rail
- Permit South Terminal Wharf Upgrade Phase II
- Finalize engineering for the South Terminal Wharf Upgrade
- Continue to negotiate to acquire K-C
- Prepare investigation and feasibility study for larger Mill A project
- **January 2018 thru December 2019**
- Construction of the South Terminal Wharf Upgrade project
- **January 2020 thru December 2022**
- Mill A Cleanup/berth extension



Waterfront
Place Central

What Waterfront Place Accomplishes

- Creates a new waterfront community
- Balances a working waterfront with a recreational waterfront
- Allows for the ongoing success of the Port's second largest business line – the Marina
- Creates a new waterfront community and destination
- Provides a stable and reliable revenue source
- Creates short-term and long-term job growth
- Improves the environmental and public access amenities of the waterfront
- Generates significant tax base for the City and County



Expected to contribute
\$8.6 million annually
in state & local taxes



No less than 430
housing options and
2 waterfront hotels



Expected to
generate 2,075
family-wage jobs



At least 6 restaurants
and a diverse mix of
commercial and retail

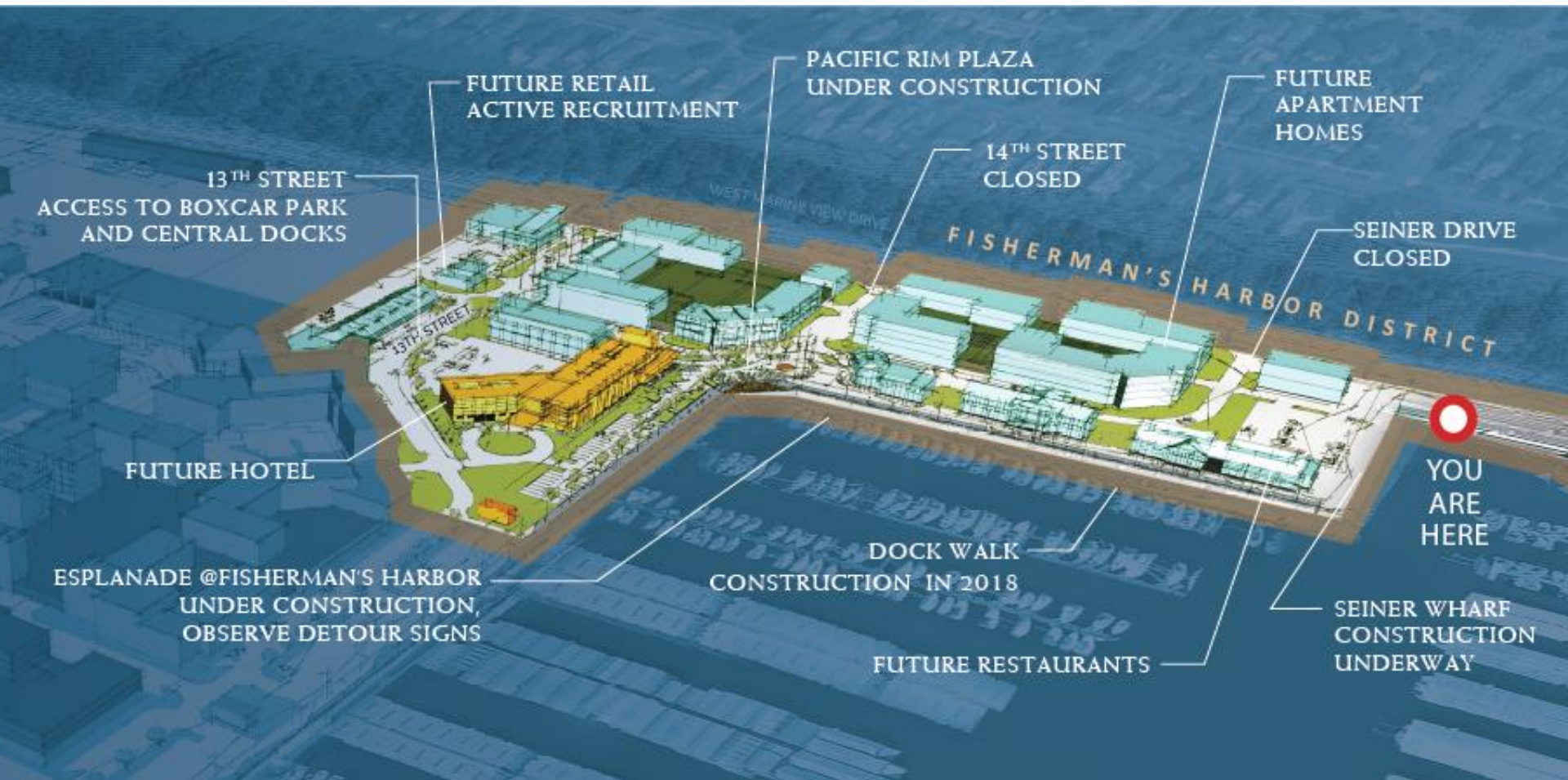


15 public spaces
including trails,
parks & venues

Construction Overview



Fisherman's Harbor Construction



Construction Progress



American Classic Homes Selected



Hotel Indigo Selected



Grand Avenue Park Bridge Construction



Public Access Improvements

- City of Everett project; currently underway thru 2019
- First phase of construction on the waterfront side at Port Gardner Landing

Work Plan for 2017/2018

- Continue construction on Fisherman's Harbor public infrastructure
- Start construction on residential housing and hotel projects
- Restaurant developer just selected – Schuster Group
- Complete public access improvements for new Commodore Plaza, Boxcar Park and Jetty Landing

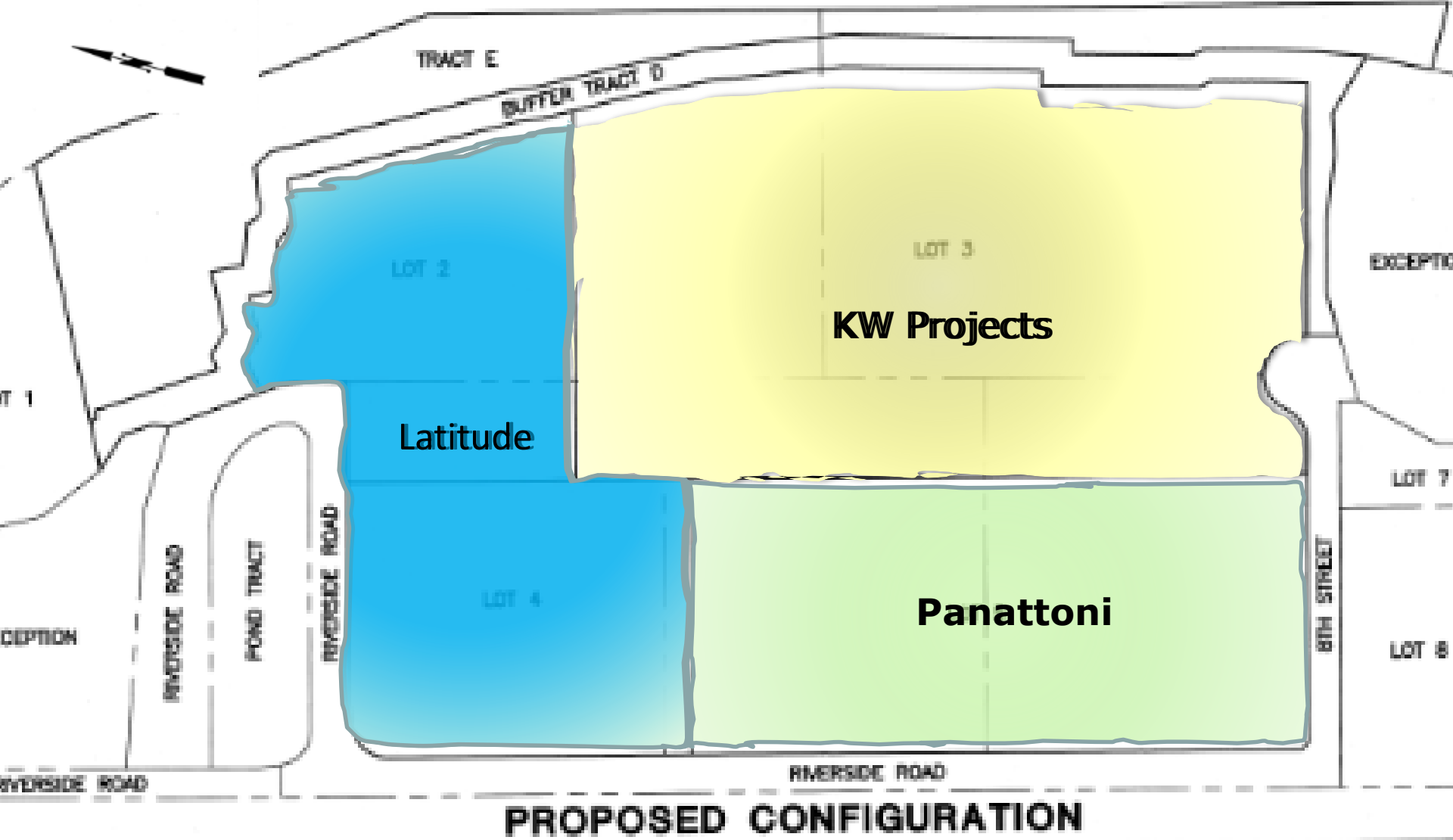
Riverside Business Park Port Objectives

Weyerhaeuser Log and Delta Yards Circa 1970



- Attract family-wage jobs
- Provide sustainable community/economic growth
- Broaden district tax base
- Development standards to enhance the property's current state

Master Planned Site



Work Plan for 2017

- Tulalip Waterline project works toward completion
- Construction of trail systems
- Finalizing leases and sales for the Business Park
- Permitting for the building construction
 - Will support hundreds of jobs on the site



*We Provide Value:
We Create Economic Opportunities*

Thank you!

WWW.PORTOFEVERETT.COM

