



Port Management Agreements

State Owned Aquatic Lands



PRESENTED BY
Don Russo

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Schwabe
WILLIAMSON & WYATT

INTRODUCTION: PORT MANAGEMENT AGREEMENTS (PMA)

- State owned aquatic lands (“SOAL”)
 - Aquatic lands that are: abutting, or used in conjunction with and contiguous to, uplands owned, leased or otherwise managed by a port district for port purposes.

AN OVERVIEW OF PORT MANAGEMENT AGREEMENTS

- Term of the PMA
- Leases

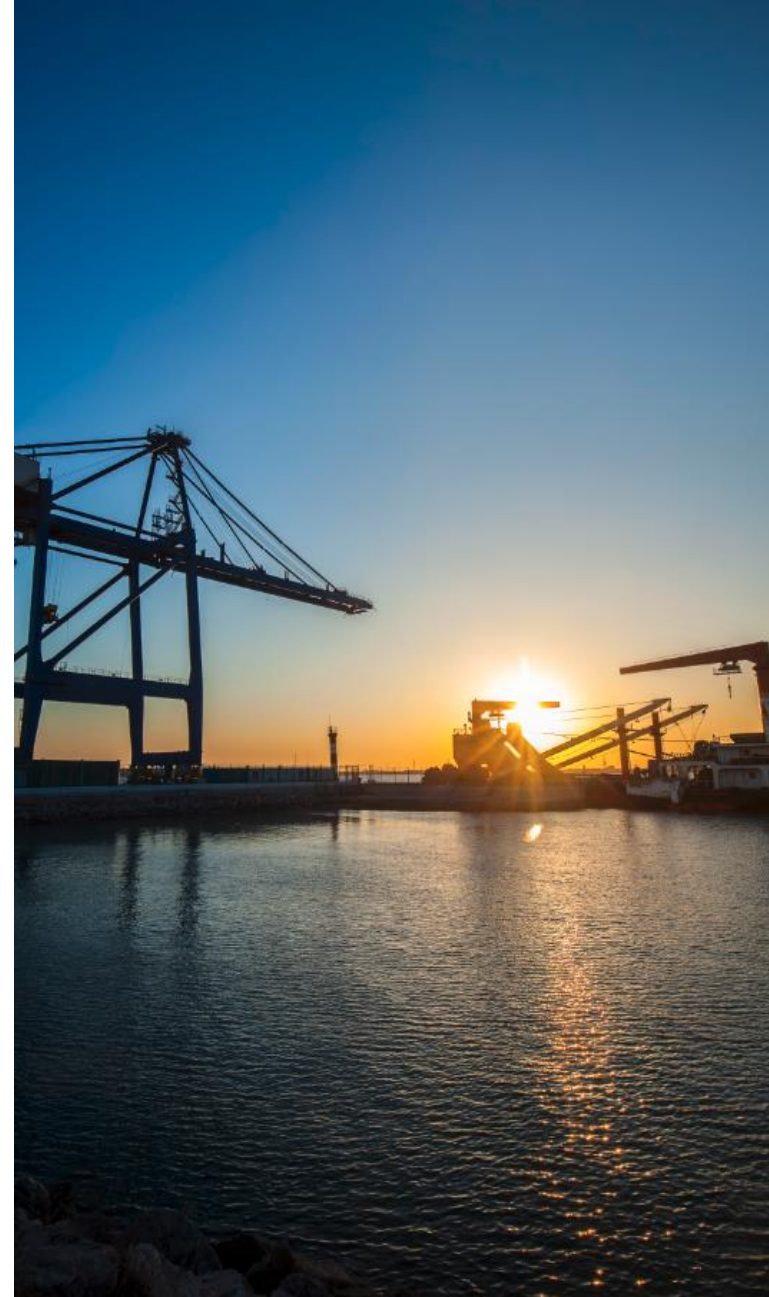


RESPONSIBILITIES OF THE PORT

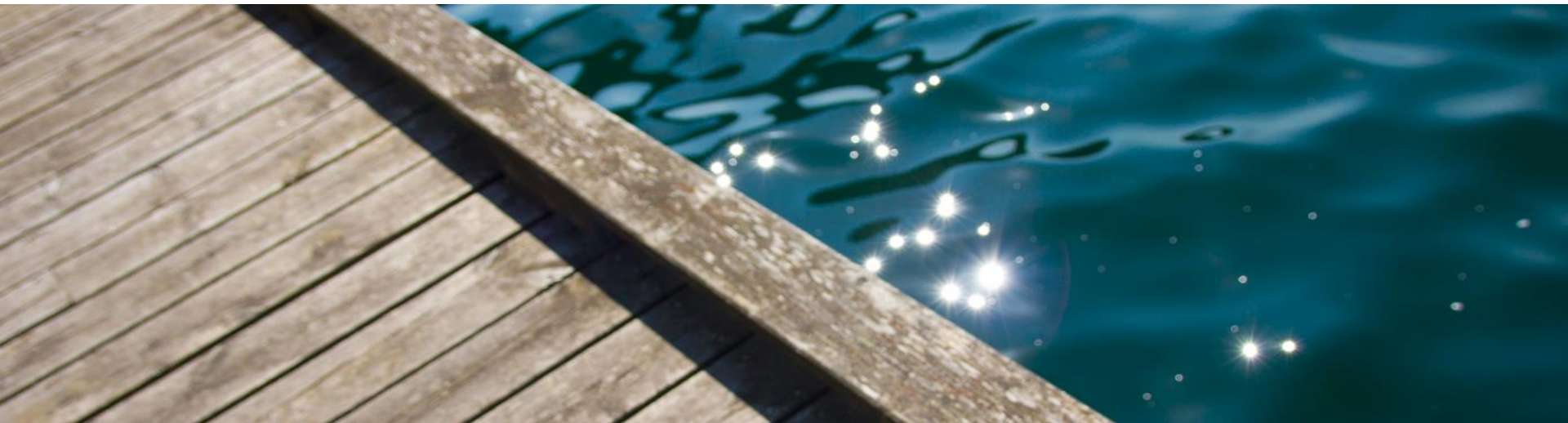
- Leases
- Indemnification



WHAT PROPERTY IS ELIGIBLE FOR A PMA

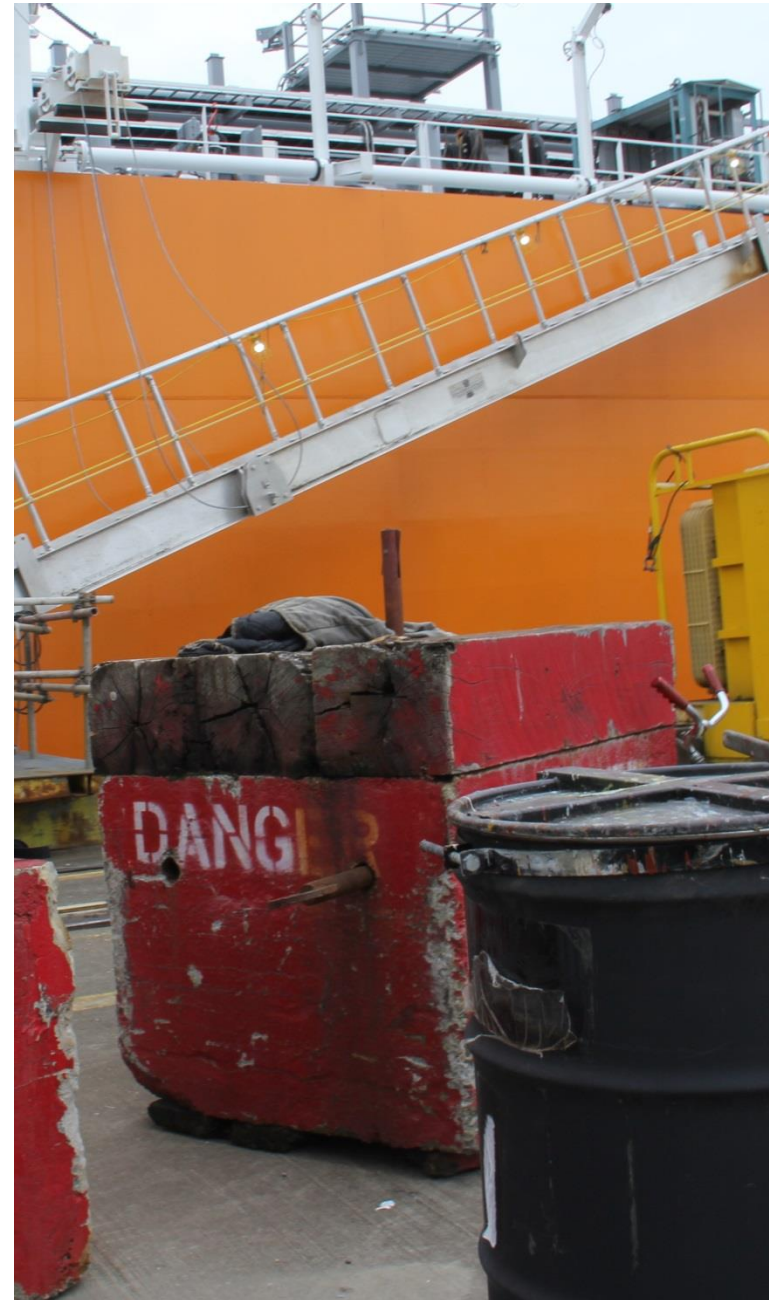


IMPROVEMENTS AND FILLS



CALCULATING RENT

- Water-dependent uses
- Nonwater-dependent uses
- Determining type of use



MARINAS



Compliance & Audits

- Management Assertions Letter

Disputes



Donald Russo

Transportation, Ports and
Maritime Shareholder
360-905-1426 Direct
drusso@schwabe.com



"I view my role as a facilitator—preparing the necessary documentation to both protect our clients' interests and bring transactions to successful and timely closures."

Don Russo works with private parties and public entities on the purchase and sale of both commercial and industrial real estate property. He excels in resolving the complex environmental and title issues surrounding projects such as office buildings, apartment complexes, hotels, strip malls, mixed-use projects and industrial developments.

INDUSTRY FOCUS

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