



As the NWSA evolves to an independent entity, the Port of Tacoma contemplates its own future.

This (somewhat shortened) presentation outlines the range of a port's authorized activities and future possibilities.



Limited Purpose Government

Port districts are “limited purpose” municipal governments



Legislature must authorize the purpose

Powers may be expressly granted or implied

Traditional Port Powers -Authorized for Rail and Water Transportation

Port districts for the development and regulation of a system of harbor improvements and rail and water transfer and terminal facilities



Intermodal Cargo Movement

(RCW 53.08.290) Ports may perform all necessary activities related to the intermodal movement of interstate and foreign cargo **inside** the port

district

And rail
service

outside the
port district



Includes powers to assess tax, bond for improvements, condemnation or purchase property, lease its property and build improvements



The Basic Infrastructure Statute – “Acquisition and operation of facilities” (RCW 53.08.020)

- ✓ Transportation infrastructure
- ✓ Air, water, rail, roads
- ✓ Harbors, marinas and airports
- ✓ Virtually any harbor improvements
- ✓ Handling and storage facilities
- ✓ Warehouses, cold storage facilities
- ✓ Improvements related to “industrial and manufacturing facilities”



Exclusive Jurisdiction to Regulate, Control and Operate Airports (RCW 14.08.330)



Grays Harbor Bowerman Airport

Port Police Force

(RCW 53.08.280)

Must operate an airport or be a port of entry



The *NEW* Port of Tacoma



Intermodal Cargo Movement

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Improvements for industrial and commercial purposes & pollution control

(RCW 53.08.040)

Port lands for industrial and commercial purposes

Sewer and water utilities

Pollution control facilities for anyone

Bonding for pollution control facilities



Improvements for “commercial purposes” (RCW 53.08.040)

Allows broad range of uses





Prosser Vintners Village



Vintner's Village Phase II



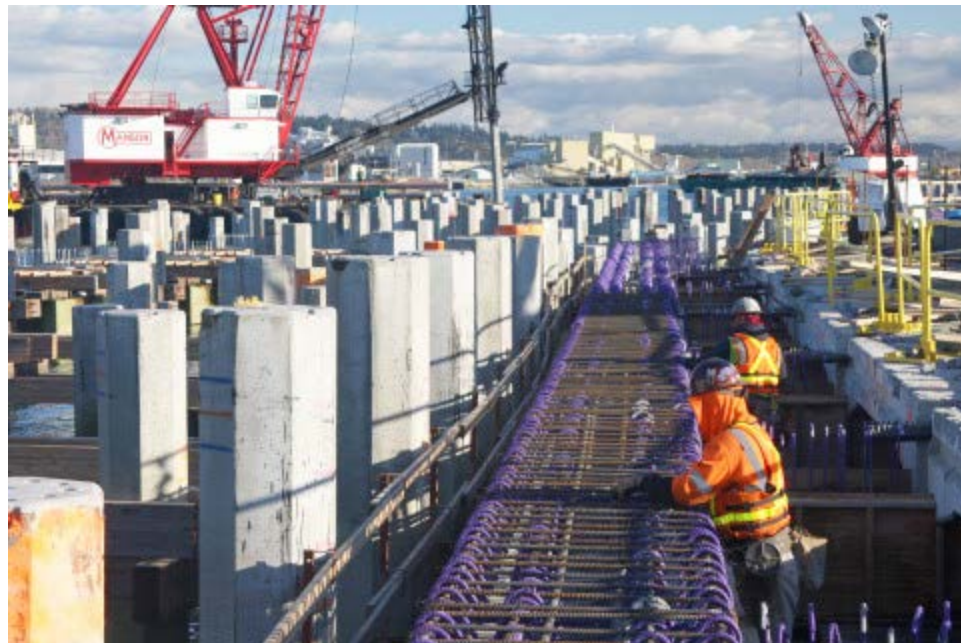
**Land for Sale
or Lease**

**Information Call:
1-509-375-3060**

www.portofbenton.com



Improvements of water and waterways (RCW 53.08.060) All navigable and non-navigable waterways



Grays Harbor



Public Access & Recreation

Friends Landing



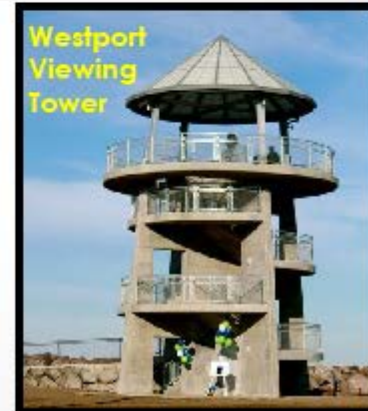
28th Street Landing and Boat Launch



Friends Landing



Westport
Viewing
Tower



Tourism Promotion and Tourism Related Facilities

(RCW 53.08.255)

Expend monies and conduct promotion of resources and facilities in the district or general area by advertising, publicizing, or otherwise distributing information to attract visitors and encourage tourist expansion

- POT Community Investment Fund
- Foss Waterway Development Authority for the 2017 Festival of Sail,.
- Mt. Rainier Visitor Association to launch the Mt. Rainier Concert Series,
- Tacoma Waterfront Association to help the organization build a new website to bring visitors to Tacoma's waterfront using interactive maps and an events calendar.



Own and operate tourism related facilities

Public stadiums, convention, arts and tourism facilities (Chapter 67.28 RCW)

Festivals and Events



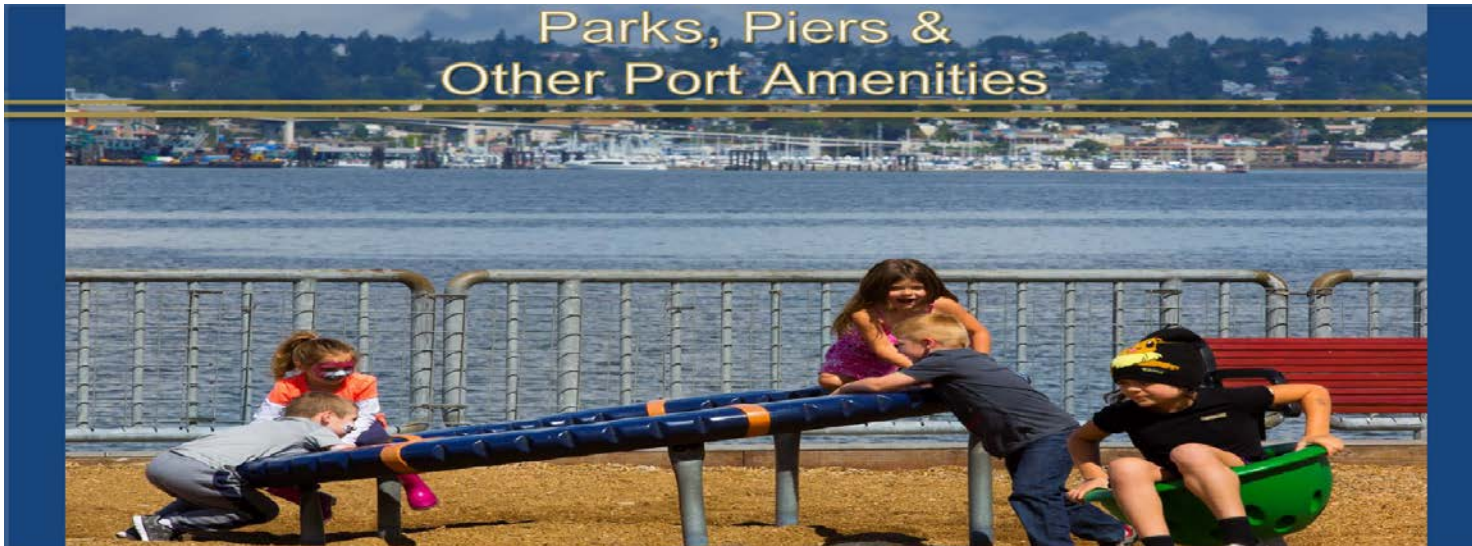
Park and Recreation Facilities

(RCW 53.08.270)

Related to port facilities

Approved by local county or city

Parks, Piers &
Other Port Amenities



Port Leasing (RCW 53.08.080)

“For such purposes and upon such terms as the commission deems proper”

Fifty years with options(s) up to thirty years = 80 years

Airport lands = 75 years

Capitalize lease payments

Port Leasing



Passenger Carrying Vessels

(RCW 53.08.295) A port district may acquire, lease, construct, purchase, maintain and operate **passenger carrying vessels on Puget Sound**, interstate navigable rivers of the state, and intrastate waters of adjoining states

Port of Clarkston – Cruise Boats



Port of Seattle Cruise



Street, Roads and Highways

(RCW 53.08.330)

Construction, upgrading,
improvement, or
repair of any
street, road, or
highway that
serves port facilities



Toll Bridges and Toll Tunnels

(Chapters 53.34 RCW)

Lease or Contract for operation

- Issue revenue bonds

- 99 year length

- WSDOT approval
needed



Port Authority as Economic Development Engines – **Non Brick & Mortar Opportunities**



Foreign Trade Zones (RCW 53.08.030)

Ports can be the “FTZ Grantee” Foreign Trade Zones (“FTZ”) are secure areas under U.S. Customs and Border Protection (“CBP”) supervision

Foreign and domestic merchandise storage, exhibition, assembly, manufacturing, and processing

Avoid duties and entry procedures

Local Improvement Districts

(RCW 53.08.050)

Install improvements

Issue local improvement bonds

Levy assessments over a 10 year period



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Economic Development

(RCW 53.08.245)

Engage in “economic development programs”

Contract with nonprofits for economic development

Programs for training



Expanded Powers - Interlocal Cooperation Act

- Small cities fund or other such outreach programs
 - Port facilities for community events
- Participation in Chambers of Commerce and Economic Development Council



POT Community Economic Development Investment Fund

- annual budget of \$35,000.
- available to non-profits and municipal agencies in Pierce County, and
- may be used to help local jurisdictions fulfill matching requirements to receive a larger grant.

Community Renewal Agency

(RCW 53.08.400 and Chapter 35.81) Agreement with City or County

Port acts as the community renewal agency



Industrial Development Districts

(Chapter RCW 53.25)

Create a geographic district defined by
“marginal lands”

Acquire the property by
purchase, tax lands
from County

Plan and redevelop

Put property
back to productive use



Trade Centers and Export Trading Companies

(Chapters 53.29 & 53.31 RCW)

Build the facilities

Provide the services

International market research and consulting

Warehousing, financing and insurance

Sustainability Actions

Cleaning up land:
Cleaned up legacy
contamination to
return more than 420
acres to productive



Restoring habitat: Restored more than 100
acres of critical habitat for fish and other
wildlife.

Brownfield Renewal Authority

(RCW 70.105D.160)

New in 2013

Separate legal entity

Recognizes that brownfield renewal is the new "urban redevelopment"



Industrial Development Corporation (RCW 39.84.030)

Industrial Development revenue bonds

Pass through financing

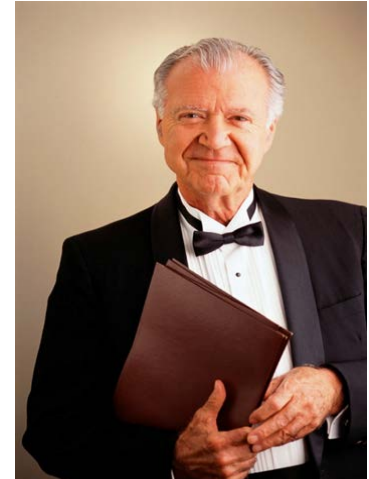
Associate Development Organizations (RCW 43.330.010) The

lead agency in each county
for economic development



Promotional Hosting

(Article VIII, Section 8
and RCW 53.36.120-150)



“The use of public funds by port districts in such manner as may be prescribed by the legislature **for industrial development** or trade promotion and promotional hosting shall be deemed a public use for a public purpose”

Interlocal Cooperation Act (Chapter 39.34

RCW)

Partner with any public agency

State or federal government

Indian nation

Other local governments

Any local government of another state

Formation

Lead agency, nonprofit corporation,
partnership or limited liability company



Purpose

- Any powers that each agency has and that both agencies have
- Expands port district powers
- Allows ports to take a lead role with other governments (and ports) for contracting, leasing, and marketing





Opportunities
straight ahead