

# Economic & Environmental Issues Related to Energy-Handling Facilities



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**AAPA  
MARITIME ECONOMIC DEVELOPMENT  
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# Many Parts to the System



## Every Product and Every Community is Different

Docks and Waterways



Terminal and Yards



Transportation System



Origin of the Resource



- Ports are both Public and Private
- Rail system ownership primarily in private hands
- Roads are public assets
- The responsibility for tackling many of the challenges will fall on a combination of the parties.



# Economic Value to the Community

- Geographical Location of investors/ owners
  - Within the Community, Region, US or off-shore?
  
- Labor Needs- where will the workers come from?
  - Construction Phase
    - ✦ Does your community have the skilled workforce to meet the construction needs of the facility and related Infrastructure?
    - ✦ Are you going to have to import labor in the short-term?



# Economic Value to the Community

- Labor Needs- where will the workers come from?
  - Operating Phase
    - ✦ Does your community have the skills to operate the facility?
    - ✦ Will maintenance and other technical skills be on-site or only brought in on a periodic or emergency basis?
    - ✦ Where will these highly skilled workers come from? Local, regional, etc.



# Economic Value to the Community

- Construction Materials- facility and infrastructure
  - Are they available within the Community, Region, US or off-shore?
- What is the energy needs of the facility?
  - High vs. Low
  - Electric vs. Gas
- What are the Transportation needs?
  - Construction Phase
  - On-going Operations



# Economic Development Issues

- Concerns by Citizens over many issues:
  - Land values / Assessed Values – both of the County in general and their own
  - Community Services
  - Jobs
  - Wages
  - Taxes



# Environmental Issues

## ➤ Concerns (Fears) by Citizens over many issues:

- Views
- Quality of Life
- Water Quality
- Air Quality
- Congestion



# It not just about Energy Terminal!

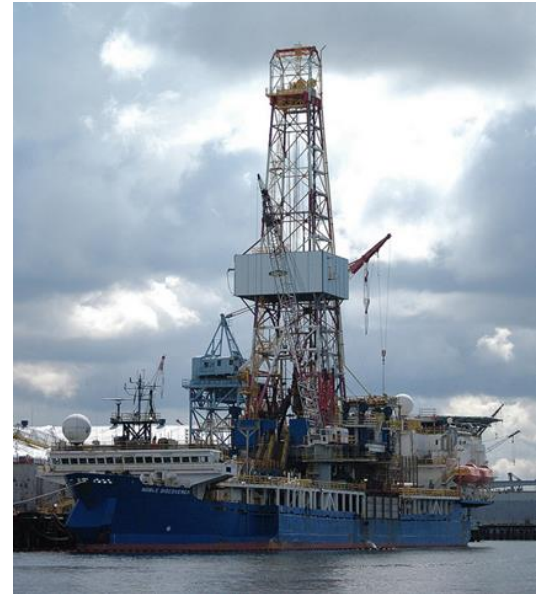


## It's Accountability Time for Seattle Port Commissioners

### Port of Seattle: Gateway to Arctic Drilling?

The Port claims to be “the Green Gateway for trade” and employs a jaunty green slogan, “[where a sustainable world is headed.](#)”

But this week officials [quietly inked a deal](#) to lease terminal space on Elliott Bay to Shell Oil for its [Arctic drilling fleet](#), one of [the most environmentally destructive endeavors on earth.](#)



Source: Sightline Daily



# Energy Projects are not treated the Same!

## Which filters are you using?

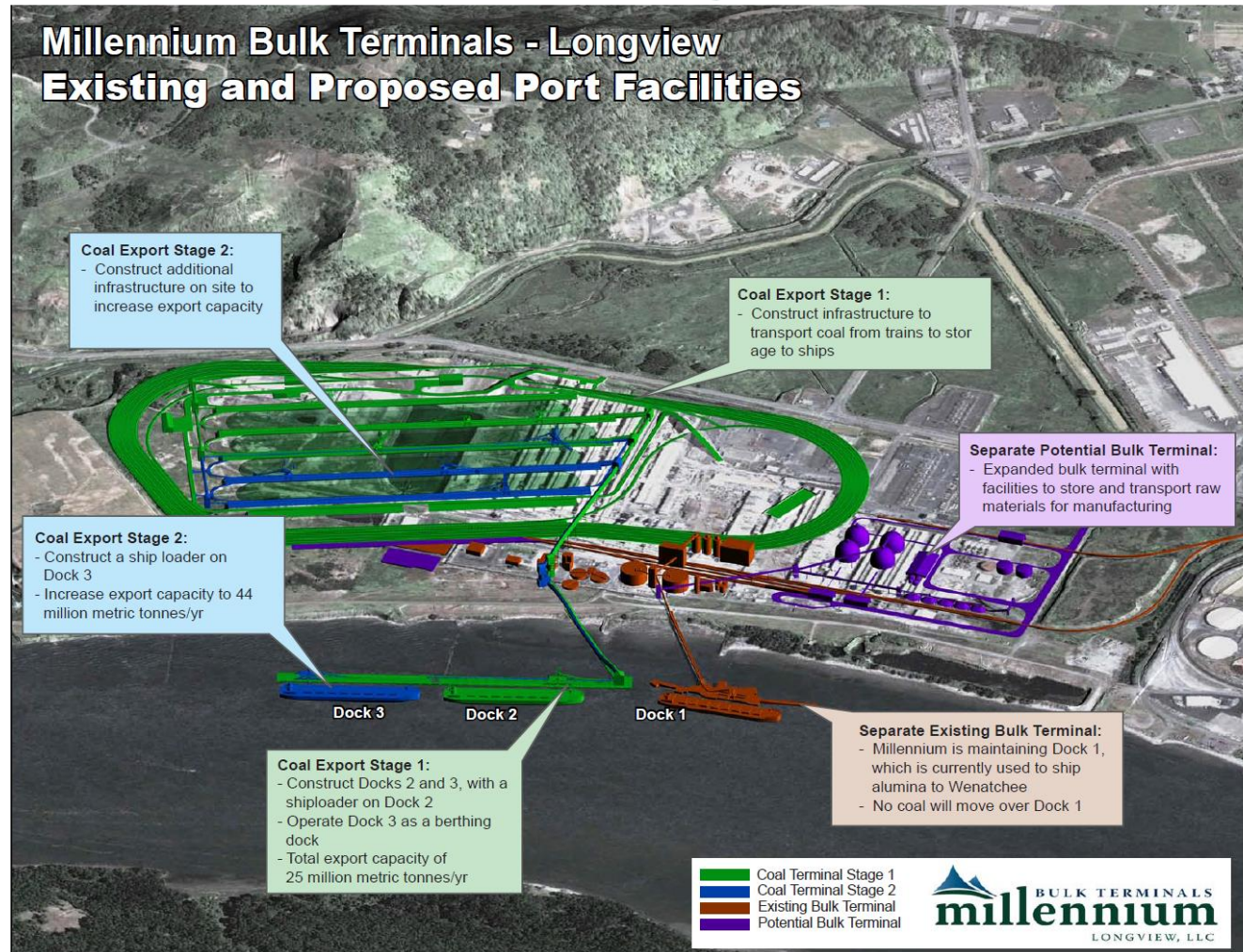
- West coast vs. Gulf coast
  - Urban vs Rural
  - Level of Economic diversification
  - Traditional Economic drivers- Which industries have the traditional jobs come from?
    - ✦ Oil Country- TX, Southern CA
    - ✦ Coal Country- WY
    - ✦ Timber Country- PNW
    - ✦ Software Developers- Urbanized Areas near the coasts



# Comparison of Two Private Terminals

Facility	Millennium Bulk Longview, WA	Cameron LNG Louisiana
Investment	\$646 M	\$10B
Job estimate	Redevelopment	Greenfield expansion+ pipeline in current pipeline ROW
Direct - construction	1350	3000
Direct - operations	112	180
Site	Suburban- rural county	Very rural
Residents	Neighborhood within 0.75 miles	Only 2 residences within 0.6 miles of terminal/ pipeline
County unemployment rate	11.1%	3.3%
Median Household Income	\$41k	\$62k

# Millennium Bulk



# The Sales Pitch

## PORT EXPANSION PROJECTS IN THE NORTHWEST AT-A-GLANCE

EXPANDING PORTS  
WILL CREATE  
**11,885**  
TOTAL JOBS 

GATEWAY PACIFIC TERMINAL

CHERRY POINT, WA  
**5,680 JOBS**

MILLENNIUM BULK TERMINAL

LONGVIEW, WA  
**2,950 JOBS**

MORROW PACIFIC PROJECT

BOARDMAN, OR  
**3,255 JOBS**




**ONE in FOUR**   
JOBS DIRECTLY  
TIED TO IMPORTS  
& EXPORTS IN THE  
**PACIFIC NORTHWEST**

GATEWAY **\$600-700 MILLION**  
MILLENNIUM **\$646 MILLION**  
MORROW **\$242 MILLION**

**ALMOST \$1.5 BILLION**  
AMOUNT PRIVATE INVESTMENT DEVELOPERS  
PLEGGED TO BUILD THE THREE TERMINALS  
TO FULL CAPACITY

**\$25 MILLION** ANNUAL TAX REVENUE GENERATED  
BY PROPOSED EXPORT TERMINALS

Every **\$** invested in rail infrastructure results  
in **\$\$\$** in the economy in terms of jobs,  
business efficiency, and local and statewide budgets. 

**\$115 MILLION** ESTIMATED  
ANNUAL PAYROLL  
GENERATED BY PROPOSED EXPORT TERMINALS 

**\$75 BILLION**  
2012 VALUE OF  
COMMODITIES  
EXPORTED THROUGH  
WASHINGTON PORTS 

**\$12 BILLION**  
AGRICULTURE BULK 

**\$5 BILLION**  
NON-AGRICULTURE BULK

**PACIFIC NORTHWEST  
SUPPORTS  
COAL EXPORTS** 



1. Economic Impact Studies prepared for Gateway Pacific Terminal, Morrow Pacific Terminal, and Millennium Bulk Terminal. 2. Washington Coastline International Trade. 3. Department of Commerce. 4. Seattle Public Affairs, September 2012. 5. World Trade Center, Seattle.

ALLIANCE FOR  
NORTHWEST JOBS & EXPORTS

Visit [www.CoastalPACJobs.com](http://www.CoastalPACJobs.com) to learn more.



# It's about Location



# Cameron Draft EIS by FERC

- DEIS Issued Jan 2014
- 45 Day Public Comment Period:
  - Public Meeting: 11 speakers (10 in support, 1 comment on a near by bridge)
  - Additionally 11 written comments were submitted
  - Concerns:
    - ✦ Extent of impacts of Corp of Eng. Jurisdictional wetlands (filling over 200 ac of wetlands)
    - ✦ Endangered Species Act
    - ✦ Environmental Justice
    - ✦ Air Emissions during Construction and Ops
    - ✦ Indirect effects of project systems alternatives
    - ✦ Consideration of alternate site for facility

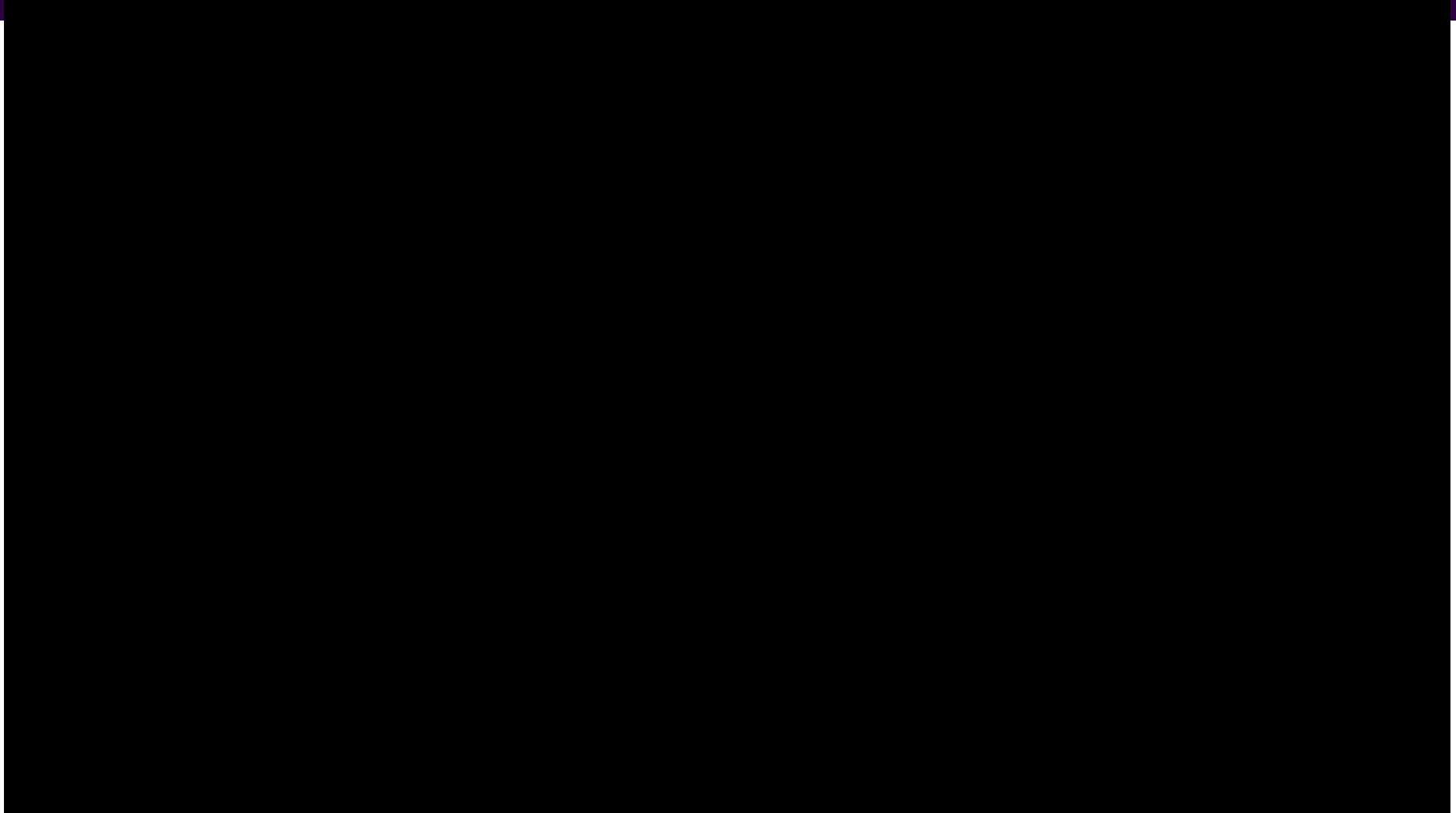


# Environment Efforts

- Already created more than 500 acres of new wetlands with a goal of creating additional acres of marsh wetlands in the coming years.
- To offset the loss of function value within the forested and scrub/ shrub wetlands Cameron is going to purchase mitigation credits from the Corp of Engineer's approved wetland mitigation banks.



# Positive Media





# Energy Initiatives



## Recognizing the different transportation needs of each Business



# The Local Community Issues



## ➤ Good Neighbor Policy- Environmentally Friendly Growth

- Noise
- Lights
- Emissions
- Grade Crossings
  - ✦ Safety
  - ✦ Idling



## ➤ Finding the Balance

Economic Development for Region vs.  
Individual agendas

- Jobs
- Congestion
- Tax Revenues to support local  
community needs



It's about bring Good Jobs to our communities to support our kids future



“As you grow older, you will discover that you have two hands, one for helping yourself, the other for helping others.”

- Audrey Hepburn



# Discussion



- How are you balancing the environmental challenges with the Economic Benefits in your project?
- Any Best Practices that you are willing to share?



# Thank You



**Working  
together we  
can achieve**

**Good jobs and  
good life for  
all creatures  
big and small.**





# Questions?

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