



Public Private Partnerships in Port and Marine Terminal: Development & Operations

October 25, 2006





Port of Everett - Facts

- Established - 1918
 - Special Purpose Government
 - Elected Commissioners
 - 2005 Operating revenues = \$14 m
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Types of Development

- Speculation
 - Tenant Improvement
 - Ground Lease
 - Partner
-

Speculation

- Riverside Business Park
 - South Terminal
-

Riverside Business Park



Riverside Business Park



Purchased by
Port in 1998

78 net useable
acres

4 miles from
Marine Terminals

Adjacent to BNSF
Delta switching
yard

Riverside Business Park - Facts



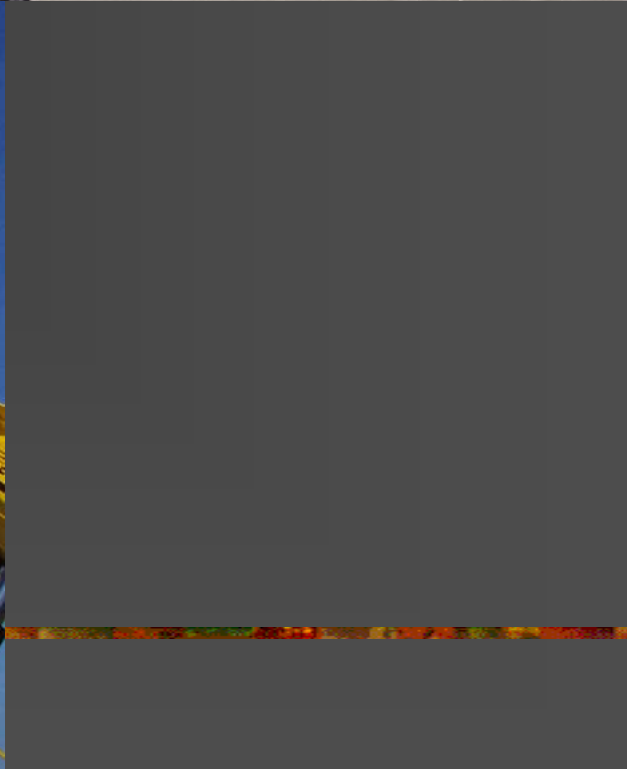
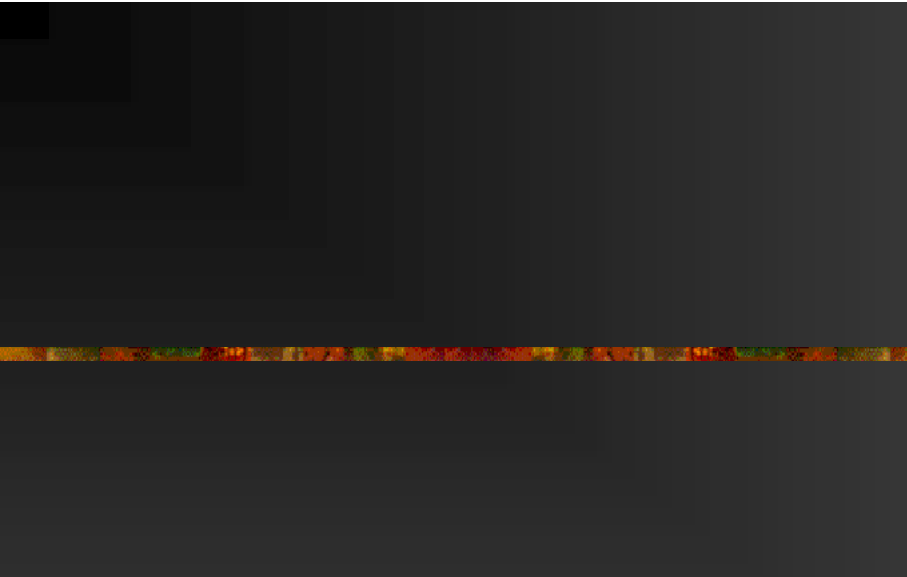
- Agreement with Trammel Crow
- They lead development process
- They assist in marketing
- Possible land lease or lease to tenants

Tenant Improvement

- Rail Barge Transfer Facility
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Rail Barge Transfer Facility







Facility Cost
\$30,000,000 +/-
\$15,500,000 from state grant

Ground Lease

- Marina Village
 - The Landing
-

Marina Village



Marina Village



Marina Village - Facts

- Marina Village Partners
 - They build facilities and rent
 - Land lease from the Port
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The Landing



The Landing - Facts

- Stuchell Enterprises
 - They construct buildings and rent
 - Port constructs common areas
 - Land lease from the Port
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Partner

- North Marina – Port Gardner Wharf
 - Biringer Farm Mitigation Bank
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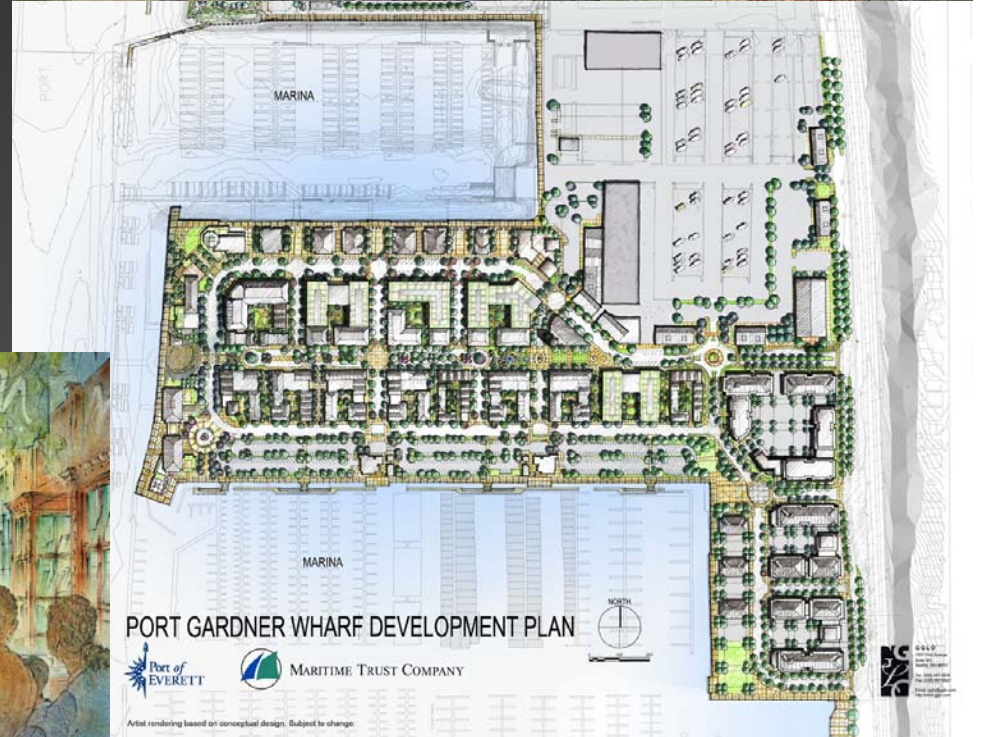
North Marina Redevelopment



North Marina Redevelopment

- Completion of Master Planning Phase
 - Environmental Review
 - Permitting
 - Phase Development
 - Share Return on Investment
 - 50% Split of Profits
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PORT GARDNER WHARF



Port Gardner Wharf

- Creates a new waterfront marina neighborhood located on a 65-acre site on Puget Sound
- It will contain
 - 18 acres of parks and open space
 - a 1.5-mile waterfront pedestrian esplanade
 - Residences
 - Shops
 - office space
 - marine sales and service
 - inns
 - restaurants



Biringer Farm Mitigation Bank



Port invests land

Partner permits
and sells

Each receive
investment back
from sale

Split Profits

????? Baywood



Port owns adjacent land

Jeld-Wen subsidiary
applying for comp plan
change covering both
properties

What Drives Model

- Lack of Funds
 - Profit Potential
 - Willing & Capable Partner
 - Legal Constraints
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