Off-Port Investment

AAPA
Research and Planning Seminar
San Diego, CA
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Port of Cleveland

• Investment in off-port projects has evolved over past decade

• Ohio governing legislation for port authorities allows for role in development/investment of non-port projects

• Economic Development
Investment through Bonding Ability

• Bond Fund and other financing vehicles
• Investments in community of over $1.7 billion
• Bond investors through capital markets
• Without risk to port authority assets
• Diversity of Projects
  – Small manufacturers
  – Large corporate HQ’s
  – Hospital facilities
  – Rock & Roll Hall of Fame & Cleveland Browns Stadium
Developer Investments

• Mixed-use opportunities
• Infrastructure investment
• Port Authority powers and benefits  
  – Take land  
  – Tax savings  
  – Work with Business
• Can have regenerative effects  
  – Flats East Bank
Property Investment Opportunity
Current Facilities
Proposed Relocation Site

Quay 55
FirstEnergy Generating Facility
CSX RR
I-90
Dike 14
Gordon Park
East 72nd
East 65th

Off-Port Investment District
Aerospace Technology
Infrastructure Investors

• Projects/Business connected to Port

• “Asset Class” investment
  – Partnership to Complete Privitazation

• Portfolio of Projects
  – Investment in off-port development = increased port business = more $’s
Attracting Investment

• “Ports are hot” -- $175 billion

• Asset Rich
  – Ports typically own their assets
  – Waterfront land
  – Access to raw materials, energy, biofuels

• As trade increases, so do assets