Port Re-Development
“Look At Our Future Now”

By Delfina Duarté
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Where is the Port of Hamilton?
HPA Facts

Port Facts:

• Largest Canadian Great Lakes Port
• 14 Piers
• 600 Acres of Land
• 11,000 meters of Dock Wall
• 2.5 Million Sq.Ft. of Buildings
• Over 100 Tenants
• 12 Million Tonnes of Cargo per year
• 80% of cargo is Coal and Ore (domestic Imports)
• 720 Vessels
• HPA Comprises 31% of Hamilton’s GDP
• Over 100,000 jobs are affected

Port Activities:

  Recreational, Terminal Services, Landlord
Most of our buildings are old and obsolete

- Low ceiling height
- No Heat
- No Cranes
- Poor use of rail
- Deferred Maintenance
- Inefficient Use Of Land
- Infrastructure
• Hamilton Census Metropolitan Area (CMA) is the second largest manufacturing employer in Ontario
• Hamilton CMA provides 7% of the total trade between Eastern Canada and the U.S.
Regional Highway Routes

- Major Highway Routes & Corridors
- Major Warehousing/Manufacturing & Distribution Sites

- Hamilton
- Nanticoke
- Quebec
- New Hampshire
- Vermont
- New Brunswick
- Prince Edward Island
- Nova Scotia
- Sunderland Bay
- Lake Superior
- Lake Huron
- Lake Erie
- Green Bay
- Michigan
- Wisconsin
- Minnesota
- New York
- Boston
- Providence
- Portland
- Atlantic Ocean
- Gulf of St. Lawrence
- Strait of Canso
- Halifax
- Halifax
Regional Water Connections

Intercoastal Barge Feeder Service

Atlantic Maritime Trade Lane

St. Lawrence Seaway Route
Canadian Trade Trends
Canada: Trade Volume

TRENDLINE PROJECTION:
TRADE VOLUME WILL EXPAND
1400% Increase to 2020

Source: Canadian Manufacturers and Exporters
Canada: Merchandise Trade

Source: Canadian Manufacturers and Exporters
Global Trade Trends
World Bank’s 2010 “Global Economic Prospects”

World Output will Increase 33% in 10 years

<table>
<thead>
<tr>
<th>Year</th>
<th>Trillions $</th>
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<tr>
<td>2000</td>
<td>$ 30 Trillion</td>
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<td>2010</td>
<td>$ 40 Trillion</td>
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World Container Forecast to 2024 in TEUs
(186% Increase in Next 20 Years)

Growth Rate (CAGR)
1994 to 2004: 8.3%
2004 to 2014: 6.1%
2014 to 2024: 5.0%

Source: Global Insight, 2004
Hamilton Port Authority Recognizes An Opportunity

Transformation
A New Vision For Strategic Development

• Growth through redevelopment - Maximize efficiency
• New Acquisitions and New Markets including Nanticoke
• Enhance HPA Environmental Conditions
• Diversify Port Economics / Cargo
• Create Warehouse / Distribution Center and Inter-Modal Hub
Challenges To Growth

- Land Availability
- Pricing Constraints
- Infrastructure Costs
- Municipal Considerations
- Seaway Constraints
- Legislation /Regulation
- Environmental Issues
- Security Requirements
- Technology
Land Availability

Available Land
Unavailable Land
Pricing Constraints

• Traditionally the port rental rates have been 20% to 30% below the market rents

• Long term leases make it difficult to raise rents in the short term

• Long term tenants take advantage by sprawling out beyond their Demised Premises – not enough resources to enforce compliance
Cost of Infrastructure

- Costs of build wharfs, causeways, roads
- Costs of Services
- No Government Assistance for Infrastructure
- Currently HPA is unable to borrow more than $5 M
Municipal Considerations

- Local Politics
- Stakeholder Input
- Community Interests
- Sharing the Vision
- Challenging the Status Quo
Great Lakes Constraint
St. Lawrence Seaway

- Maximum vessel size (Seaway-Max)
  - 740 feet (225.6 m)
  - 78 feet (23.8 m) beam
  - 26.5 feet (8.15 m) draft
  - 1,050 TEUs

- Closed January to March

- Lift Bridge and Canal cause time delays and risks
Legislation & Regulation

- Canada Marine Act & Supplementary Letters Patent
- Customs and Security on both sides of the Border
- Taxes and Fees
- Development Charges
- Seaway investments
Environmental Issues

- Sustainability
- Global warming
- Brownfields
- Air emissions at ports
- Cargo residues
- Waste disposal at ports
- Spill Containment
- Leeds Designation
Major Development Projects
Projects

- Redevelopment of Old Building sites
- Pier 22 Acquisition & Development - 103 acres site
- Pier 15 Development – Warehouse/Distribution Hub
- Marine Link (Truck Ferry Services)
- Containers
- Nanticoke Acquisition & Development
- Other New Acquisitions
Redevelopment of Obsolete Sites

We’ve Already Started!

Demolition of Old Forge

Steelcare’s New State of the Art Coil Handling Facility
Pier 22 – Acquisition & Development

- 80 Acres of Land includes
- 23 acres of Ponds
- 1,012 ft of dock to be constructed
- Contamination including PCBs
Pier 15 Developments

- Strategic Plan to centralize and concentrate inter-modal Hub
Container Terminal

Pier 15
- 34 Acres
- Container Terminal
- 91,000 TEU Annual Throughput
- $45.5 Million CAD
- Up to 1,000,000 Sq.Ft. of warehouse space

**Concept Plan**
Truck Ferry Terminal & Containers

Pier 27
- 25 Acre Container Terminal
- 88,000 TEU Annual Throughput
- $43.8 Million CAD
- 15 Acres Ro/Ro Terminal
- $8.7 Million CAD

**Concept Plan**
Nanticoke Port Authority Site

Nanticoke HPA Site

STELCO Lake Erie Main Plant
Other New Acquisitions

- Pier 18 - Lease
- Wilcox Site
- Pier 23 – Lease with Private Sector Owner
Thank You

Special Thanks to:

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