

Port of *EVERETT*



Regenerating Business

**AAPA – Partnerships in Planning &
Development
February 25, 2008**

Port of Everett's Mission

The Port adopted its first new mission statement since 1989 in September 2007.

It reads,

"Responsibly Growing the Economy to Enhance the Quality of Life in the Region"

History & Governance

- The Port District, which encompasses most of Everett and portions of Mukilteo and Marysville, was formed in 1918.

- The district is governed three commissioners, who are elected to six-year terms and rotate annually between president, vice-president and secretary.

- Most of the powers of the Port are directly vested in its Commission.



Celebrating 90 Years!

- The Port started out as a logging and fishing Port, and over the years has transformed to operate three lines of business – a marina, seaport and properties.

- **The Port now:**

- Handles cement, aluminum, containers and breakbulk cargo through its seaport

- Is the largest public marina on the West Coast, and probably the US

- And, is undertaking the largest property development project in its history – Port Gardner Wharf



Port Commissioners



What does the Port of Everett look like?

1. Ownership and operation of international shipping terminals
2. Site acquisition for redevelopment and property management
3. Operation of the largest marina on the West Coast, and possibly in North America



Total Port Impacts

Jobs

Total 3,670

Income

Total \$170.5 million

Revenue \$152 million

Local Purchases \$218.6 million

State & Local Taxes \$16.8 million

POE Revenue \$17 million

Related Jobs 2,912

**2006 Numbers*

Mount Baker Terminal



June 2006

Terminal Activity

- Containerized Cargoes have doubled since 2004, and continue to grow, making us the 3rd largest container port in the state
- Secured three new international shipping lines in 2005 & signed a 20-year lease with Lehigh Northwest Cement Company for use of the dome
- Put the Port's two gantry cranes into operation in Sept. 2006
- Undertaking a master planning effort for the marine terminals

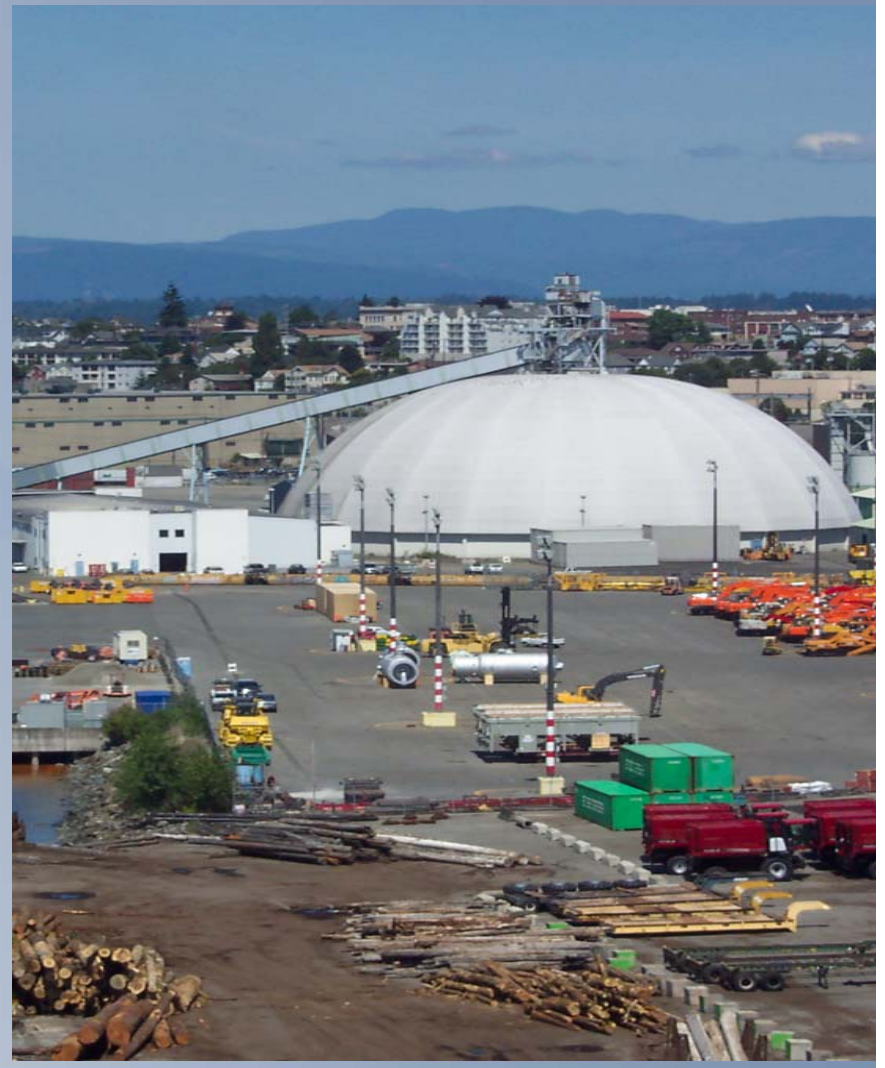


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Cement Operation

- Import of cement via ship
- Storage of cement in existing site dome
- Transport of cement off-site via truck and rail



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 and restaurants.

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Overall Site Plan



Port Gardner Wharf Employment

Jobs

The project will create more than 4,100 new direct and indirect jobs in the area

Taxes

Port Gardner Wharf would generate:

- \$14.3 million in state and local taxes of in 2005 dollars.
- \$3 million in annual taxes to the City of Everett
- \$0.6 million to Snohomish County
- \$10.7 million annually for the state of Washington, schools, and other taxing districts.

***BST Associates 2005 numbers*

Public Benefits

- Approximately 18 acres of the 65 acre project is devoted to public access and public spaces
- The project will provide more than 1.5 miles of new public walkway on the project site itself
- At full build out, residents and visitors will have a continuous waterfront walkway, which will span from the north side of Naval Station Everett to the 10th Street Boat Launch
- Public Plaza



Construction Status

- Initial building demolition for Port Gardner Wharf underway; 19 buildings removed from the site to date
- Residential/retail construction expected in late winter.
- The Port broke ground on May 17



12th Street Yacht Basin

NOW OPEN!



- 220 slips (permanent and guest moorage)
- Slips ranging from 40-70 feet with side ties up to 143
- New Craftsmen District to support the largest marina on the West Coast
- New Dry Stack Storage Facility

Blue Heron Slough – Mitigation Banking Project

- A 350-acre Mitigation Project
- Will provide mitigation credits to the Port for future in-water work
- This project is expected to generate approximately \$28 million in revenue for the Port of Everett.
- Completion expected in Spring 2009



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Thank you!

Questions? Comments?

Visit

www.portofeverett.com