

**Testimony of Sandra McDonough**  
**President & CEO**  
**Portland Business Alliance**  
**Before Planning and Sustainability Commission**  
**Regarding Proposed Terminal 6 Environmental Zone Amendments**  
**January 13, 2015**

Good afternoon Chair Baugh, Commissioners.

My name is Sandra McDonough, President and CEO of the Portland Business Alliance. I'm here today to testify in support of the proposed environmental zone amendments to accommodate the construction of a propane terminal facility and marine terminal for the export of propane by Pembina Pipeline Corporation.

With more than 1,800 member companies, representing 325,000 business people in the Portland metro region, the Alliance is the region's leading business organization. Our mission is to promote and foster an environment that attracts, supports and retains private-sector jobs for our region's residents.

The proposed Pembina project would be located on an infill site and represents intensification of Terminal 6, an existing developed industrial site. It is exactly the kind of development the city needs in order to meet its forecasted job growth and Goal 9 obligations.

The project represents a significant private sector investment that is to be 100% funded by Pembina and will result in widespread benefits to our community without taxpayer dollars or government subsidies. Benefits include:

- **Job Creation:** 600-800 temporary construction jobs and 30 to 40 new, permanent operations positions valued at \$7.2 million annually including benefits. The direct jobs will pay about twice the average of industrial jobs in the region and nearly four times the wages paid for retail and service sector jobs. These are precisely the type of middle-income jobs we need to address income polarization in our region.
- **Procurement Opportunities:** Traded-sector industries bring new money into our local economy, and support local and small businesses by creating spin offs and niche industries to support larger firms. Our Value of Jobs studies show that for every one traded-sector job, two local jobs are created. Local businesses will have the opportunity to provide service in a range of areas related to the construction of the project.

- **Economic Benefits:** Once in operation, the facility is estimated to generate approximately \$12 million in annual property tax revenue including an estimated \$3.3 million to the city of Portland, \$2.4 million to Multnomah County and \$3.1 million to Portland Public Schools annually.

I worked in the energy and pipeline industry for more than 20 years and understand that propane is a non-toxic, colorless and odorless gas that is not harmful to air or water. It is one of the cleanest burning fuel derivatives of natural gas and is an approved clean fuel listed in the 1990 US Clean Air Act. In this case, the propane will be used to replace fuels that emit greenhouse gases (i.e. coal, oil), particularly in heating and manufacturing in Asia. This project represents a unique triple bottom line opportunity with far reaching environmental and economic-multipliers that we simply can't afford to ignore.

Thank you for your consideration.