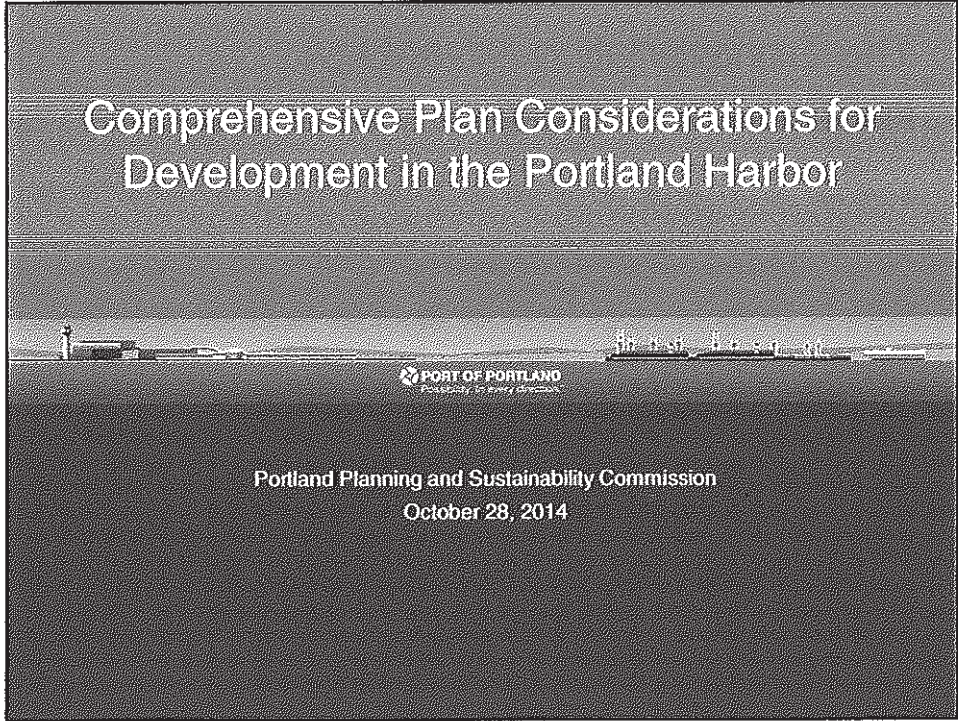


Submitted by Julie Lankford
Port of Portland



Comprehensive Plan Considerations for Development in the Portland Harbor



PORT OF PORTLAND
Possibility in every direction

Portland Planning and Sustainability Commission
October 28, 2014

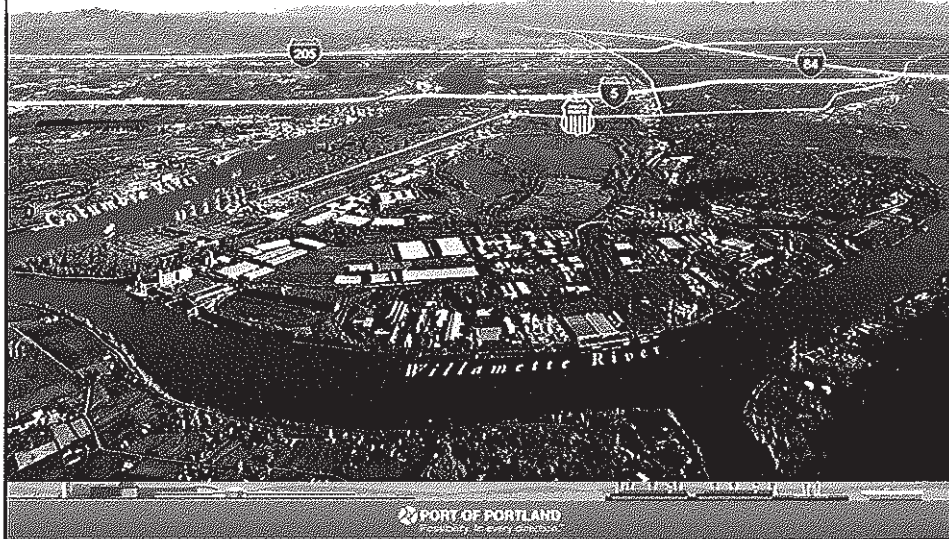
Portland's Working Waterfront



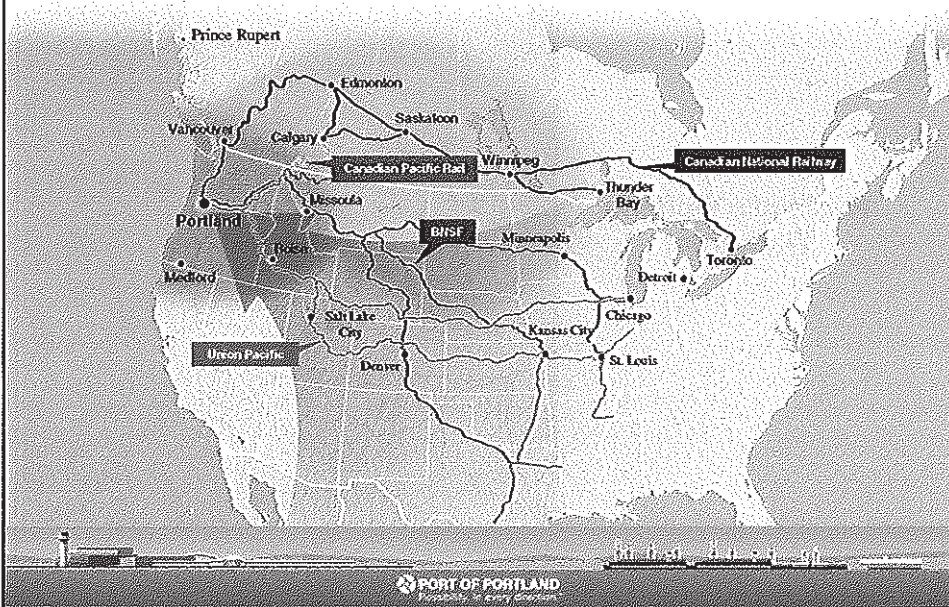
PORT OF PORTLAND
Possibility in every direction

The Transportation Advantage

Roads, Rivers, Rail and Runways

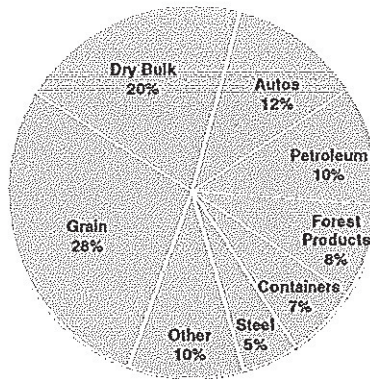


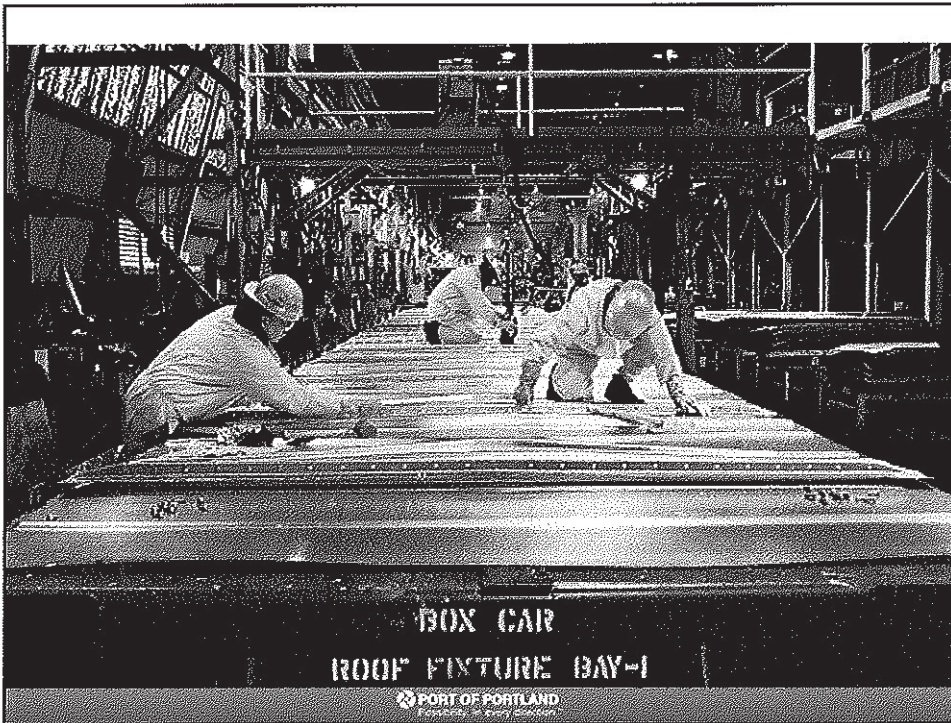
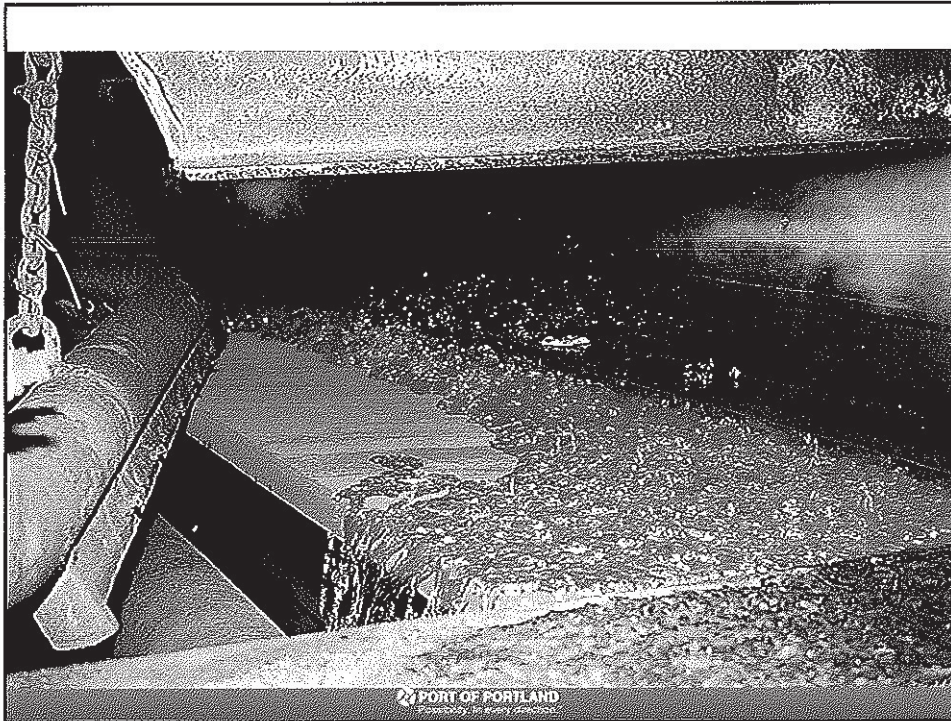
Portland Harbor is well situated as both an import and export gateway

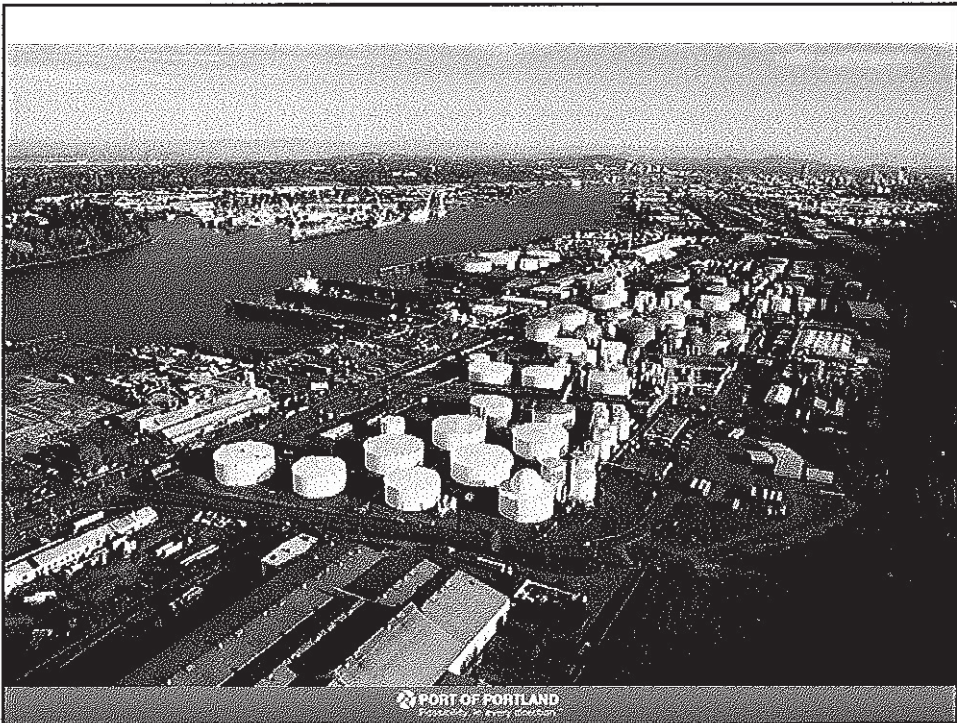
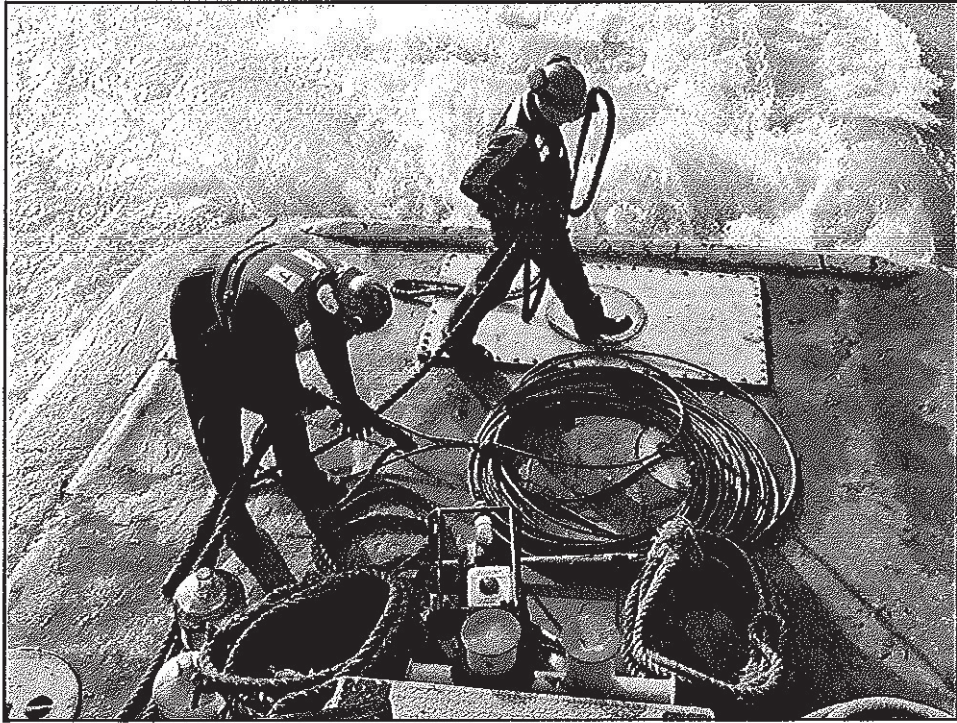


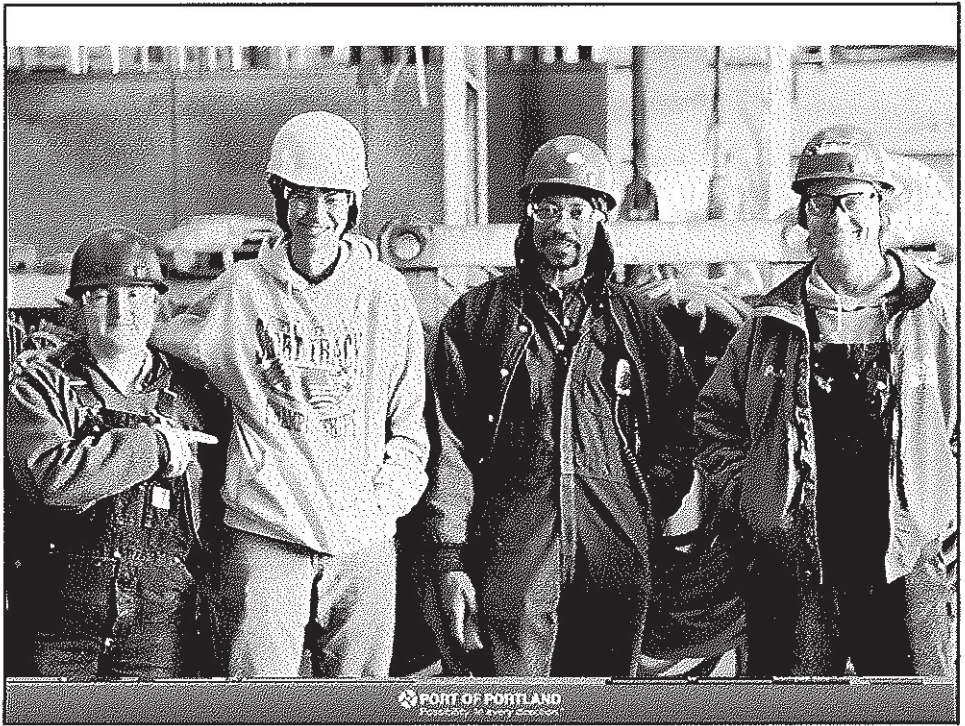
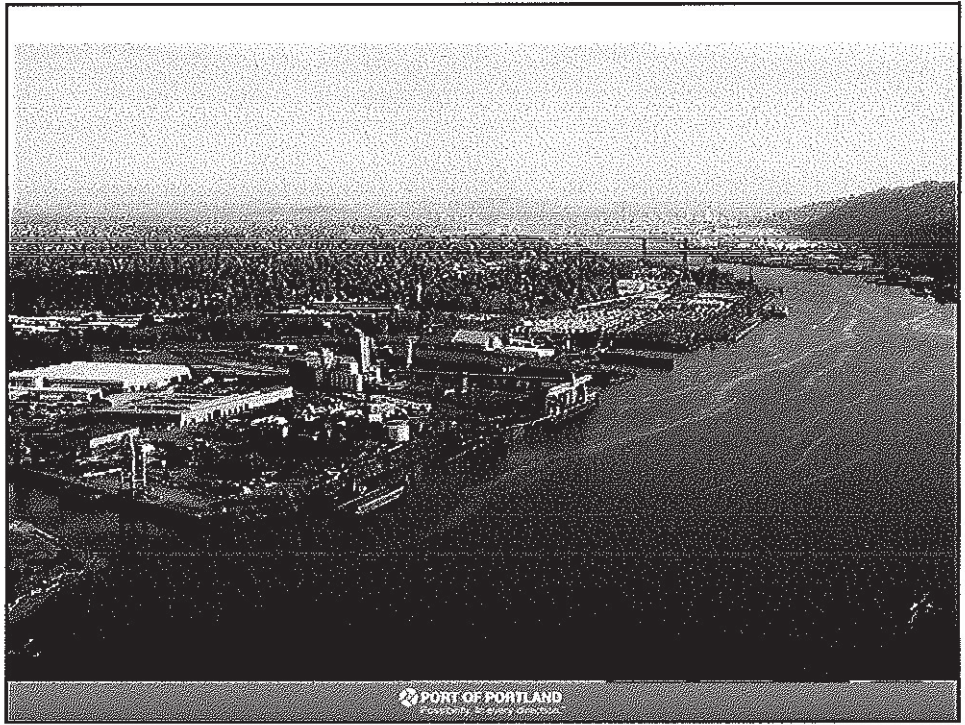
The numbers: Columbia River Traffic CY 13

- Over 1,500 ocean cargo vessels travel up the Columbia River every year
- River system continues to support diversified cargo base
- Total traffic:
 - 38 million tons (Columbia River)
 - 27 million tons (Portland Harbor)
 - 12.4 million tons (Port of Portland)

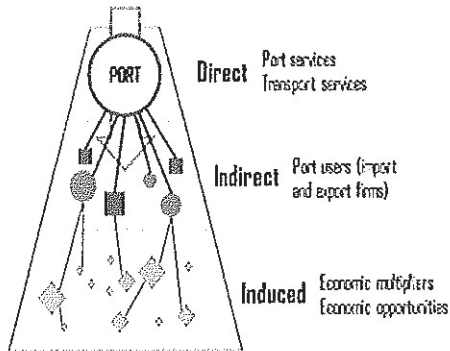








Portland Harbor as Funnel for Economic Development



Portland Harbor Economic Impact

- 18,080 jobs created (direct, indirect, induced)
- \$1.46 billion in personal income and consumption expenditures (direct, indirect, induced) annually
- \$1.5 billion in business revenues annually
- \$430 million in local purchases by businesses annually
- \$140 million in state and local taxes annually

Source: Economic Impact of the Port of Portland, 2011, Martin Associates.

PORT OF PORTLAND
Possibility in Every Direction

Maritime Capital Investment Tax Impact Analysis

- Assume moderate investment of \$100M
 - Expansion of existing facility or development of a new facility
 - Construction will take two years to complete
 - Moderate job creation
- Capital investments benefit property taxes
- Non-property tax benefits include:
 - State of Oregon Income and Corporate Excise Taxes
 - Multnomah County Business Income Tax
 - City of Portland Business License Tax
 - Tri-Met Payroll Tax

PORT OF PORTLAND
Possibility in Every Direction

10-Year Tax Revenues by Jurisdiction

Jurisdiction	Tax Revenues (in thousands)
State of Oregon - Corporate Excise, Personal Income Tax	\$5,874
City of Portland – Business License, Property Tax	5,514
Portland Public School District – Property Tax	5,474
Multnomah County – Business Income, Property Tax	3,915
Urban Renewal – Property Tax	1,921
Tri-Met - Payroll Tax	647
Portland Community College – Property Tax	482
Metro – Property Tax	310
Multnomah County ESD – Property Tax	301
East/West Soil/Water – Property Tax	68
Port of Portland – Property Tax	47
Total	\$24,554

PORT OF PORTLAND
Feasibility in Every Direction

Annual Tax Revenues Impact in Budget Terms

Annual Tax Revenue Collected in General Fund of	Equivalent to...
City of Portland (\$650,000)	6 Police Officers or Firefighters (salary and benefits)
Multnomah County (\$450,000)	4.5 Deputy Sheriffs (salary and benefits)
Portland Public Schools (\$600,000)	6 Teachers (salary and benefits)
State of Oregon (\$322,000)	2/3 of Oregon Parks & Recreation Department General Fund budget allocation (2013-15 biennium)
Tri-Met (\$34,000)	1 part-time operator (salary only)

PORT OF PORTLAND
Feasibility in Every Direction

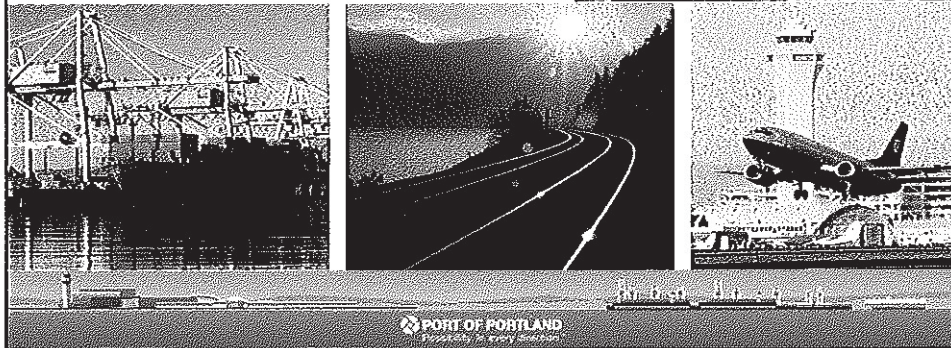
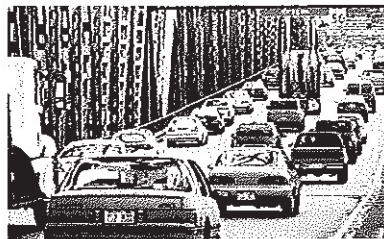
Opportunities

- Growth of maritime revenues generates taxes-enabling investment in state and local priorities
- Revenue spent from harbor business on materials, capital goods and services largely flows to local small/medium businesses
- Harbor jobs are middle income and offer substantially higher wage than the region average



Challenges: Adequate Transportation Infrastructure

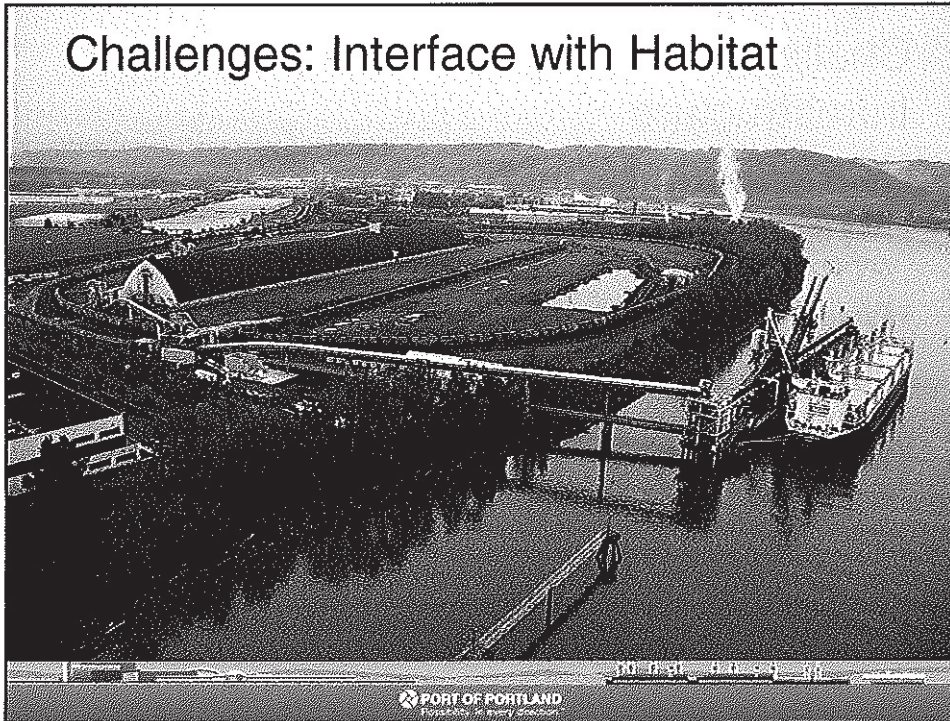
- River Navigation
- Rail Improvements- grade separations
- Roads



Challenges: Land Availability and Cost of Expansion



Challenges: Interface with Habitat



Challenges: Superfund

