Collaborations in Working Waterfront Retention

Tom Murray, VA Sea Grant Extension

Beth Pollack, VCP

Vicky Carrasco, MD. Sea Grant Extension

Kelly Collins, Md. DNR
Working Waterfront Displacement:
“ A Crisis in Slow Motion”

- To understand our current situation it’s necessary to review the past.
- Let’s go back just 30 years or so and see some of the reasons we are where we are.
Many factors bid up input prices and invited investment in fishing vessels/facilities

- Couple of examples:
  - Farm Credit Act of 1971 enabled new commercial vessels to be financed for 15 years
  - 10% Investment tax credits under Carter Administration
  - NMFS Title XI Loan Guarantees extended to 87 ½% of new vessel purchase
Demand for new vessels grew

- With record earnings in 1979 and greater financial leverage arising from above factors
- The value of new vessels actually rose over a 1-2 year period.
- Orders for new hulls were backed up at leading yards such as Desco Marine.
To summarize one major fishery

- For 2 ½ % down you could get into what looked like an attractive tax shelter.
- Don’t forget inflationary prices for seafood products lead to unsustainable profitability
- FCMA didn’t just move foreign boats out
- FCMA was reciprocated by many nations
- For example it was estimated that over 500 shrimp trawlers returned to G.O.M as they were excluded from Mexican and central American fisheries.
1993

Stock Island Key-Tex & Morgan side

2003
Shem Creek South Carolina 1981
Shem Creek South Carolina
2009
Remember!

• In *use* working waterfronts are like boats; only worth what they can catch/earn.
• Little question that there was too much investment both in facilities and vessels.
• Earnings also impacted by public management:
  1) reduced quotas,
  2) gear restrictions,
  3) area closures (including marine reserves), and
  4) daily and seasonal closures.

• To name a few
Local harbors are struggling to maintain infrastructure required to support remaining fishing operations.

Harbor administrators question the future need/justification for fishing-related facilities and services given the reduction in commercial fishing activity and the general perception that fishery resources are in poor condition and will not support commercial fishing much longer.

Debates are exacerbated by the increased demand for high-value coastal real estate, often for uses that are not ocean dependent (i.e., residential and tourism-related development).
Domestic Wholesale Seafood Plants and Employment

[Graph showing the number of wholesale plants and annual employment from 1978 to 2008.]
Mid-Atlantic Seafood Wholesale Plants and Employment

[Graph showing the trend of seafood wholesale plants and annual employment from 1978 to 2008. The graph includes two lines: one for wholesale plants and another for annual employment.]

Key:
- Wholesale plants
- Annual employment

Data points:
- 1978: Wholesale plants = 306, Annual employment = 370
- 1988: Wholesale plants = 2,382, Annual employment = 2,958
- 1998: Wholesale plants = 5,473, Annual employment = 721
- 2008: Wholesale plants = 4,606, Annual employment = 498
Disappearance is now a national concern. Extensive local activity. Partnerships between programs. National dialogue and strategy. Where will access be when stocks recover and industry grows?
Figure 1. Number of Single Oysters Planted by Virginia Aquaculturists

Year | Number of Oysters Planted (millions)
-----|-------------------------------------
2005 | 6.2M
2006 | 16.1M
2007 | 18.5M
2008 | 27.8M
2009 | 28.3M
2010 | 76.6M
2011 | 65.5M
2012 | 66.7M
Figure 2. Number of Aquacultured Market Oysters Sold by Virginia Growers

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Oysters Sold (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>0.8M</td>
</tr>
<tr>
<td>2006</td>
<td>3.1M</td>
</tr>
<tr>
<td>2007</td>
<td>4.8M</td>
</tr>
<tr>
<td>2008</td>
<td>9.8M</td>
</tr>
<tr>
<td>2009</td>
<td>12.6M</td>
</tr>
<tr>
<td>2010</td>
<td>16.9M</td>
</tr>
<tr>
<td>2011</td>
<td>23.3M</td>
</tr>
<tr>
<td>2012</td>
<td>28.1M</td>
</tr>
</tbody>
</table>
Figure 5. Virginia Oyster Farm Employment

Year | Part Time | Full Time |
---|---|---|
2005 | 71 | 71 |
2006 | 88 | 53 |
2007 | 30 | 28 |
2008 | 55 | 44 |
2009 | 73 | 42 |
2010 | 81 | 40 |
2011 | 71 | 40 |
2012 | 67 | 40 |
2013 | 71 | 40 |

Number of Jobs

- Part Time
- Full Time
Welcome to

Water Access 2007

A National Symposium on Working Waterways & Waterfronts

May 9 - 11, 2007
Norfolk, Virginia
National Coalition with Sea Grant

- Senator Susan Collins (ME) introduced 1st such bill was referred to the Senate Committee on Finance.
Bill Would Have Amended the Magnuson-Stevens Fishery Conservation and Management Act

- Establish a fund for the acquisition of waterfront property by state and local governments, nonprofit organizations, and fishing cooperatives to provide access for commercial fishing and aquaculture industries. It would have appropriated $50 million in 2005 and 2007 to fund eligible projects.
H. R. 2565

To amend the Magnuson-Stevens Fishery Conservation and Management Act to establish a grant program to ensure waterfront access for commercial fishermen, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Mrs. Jo Ann Davis of Virginia introduced the following bill; which was referred to the Committee on

A BILL

To amend the Magnuson-Stevens Fishery Conservation and Management Act to establish a grant program to ensure waterfront access for commercial fishermen, and for other purposes.

1  Be it enacted by the Senate and House of Representa-
2  tives of the United States of America in Congress assembled,
3  SECTION 1. SHORT TITLE.
4  This Act may be cited as the “Working Waterfront
5  Preservation Act of 2007”.

Sea Grant Virginia
Broadened to HR 3223-Allen & Capps

Keep Our Waterfronts Working!
Cosponsor H.R. 3223, the Keep Our Waterfronts Working Act of 2007

Sea Grant Virginia
“SEC. 320. WORKING WATERFRONT GRANT PROGRAM.

“(a) FINDINGS AND PURPOSE.—

“(1) The Congress finds the following:

“(A) Water-dependent commercial activities are the economic and cultural heart of many coastal communities. These activities include commercial fishing, recreational fishing, tourism, aquaculture, boat-building, transportation, and many other water-dependent businesses.

“(B) Water-dependent commercial activities depend on coastal access in the form of docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling, repair, and construction facilities, commercial fishing facilities, and other support structures on, over, or adjacent to navigable bodies of water.
Most Recently H.R. 2548

- Keep America’s Waterfronts Working Act of 2009 (Pingree of Maine) building on Allen-Capps
- To amend the CZMA of 1972 to require establishment of a Working Waterfront Grant Program, and other purposes.
All of the Bills Had a Common Component

To participate in the federal program states had to develop a WWF plan.
This Is Where we are in the Chesapeake Bay Region

- In partnership with coastal programs and sea grant extension consistent geo-spatial and land use information is being collected to support a long term plan for Water Access and Working Waterfronts retention and development.
Taking Stock of Working Waterfronts

Virginia’s coastal inventory is helping communities plan for the future of water access.

Chad Ballard, owner of Cherrystone Aquafarms, can tell you where his company has been. He knows the ins and outs of its more than 100-year history on the Eastern Shore. But ask him where his business is going, and the answer isn’t quite as certain.

A few years ago, Ballard hoped to plant an additional 20 million clams by expanding his shellfish aquaculture operations along the seaside of the Eastern Shore, but he lost docking privileges at the nearest boat ramp when the Wise Point National Wildlife Refuge decided to phase out docking for commercial vessels.

“IT’s their land; I understand that. But it’s put a damper on our ability to grow,”

By Janet Krenn
Ballard says, To have the growth he had planned without dockage access at Wise Point, Ballard says he’ll need to invest in diesel tractors and trailers to transport heavy boats and equipment from his marina facility to the seaside. That would take an initial investment of around $200,000 with another $30,000 annually to operate and maintain the vehicles.

These challenges are not unique to Cherry Grove or the clam farming industry. Access to the water is critical as historic access points become restricted, fall apart, or are sold. But before Virginia’s localities can start prioritizing and preserving working waterfronts, they need to know where these sites are.

To conduct such an inventory, Tom Murray, the Virginia Sea Grant (VSG) Marine Extension Program Leader, teamed up with the Virginia Coastal Zone Management Program (VA CZM). When complete, the inventory will be a tool to promote economic sustainability in Virginia’s coastal communities.

A working waterfront is any waterfront property or facility that enables waterfront businesses to operate. Murray, who is also an economist at Virginia Institute of Marine Science, has been at the center of the working waterfront movement for more than five years. In Virginia, he is credited with bringing together commercial and recreational users, who would normally compete with one another for space, to work together to preserve access for both interests. Today, working waterfronts and waterfronts in a national movement that has sparked collaboration between states and national legislation to preserve coastal business.

The working waterfront includes digital maps, photographs, and information about services, such as dockage and storage, in waterfront facilities in Hampton Roads, the Northern Neck, the Middle Peninsula, and the Eastern Shore.

The population of coastal counties increased nearly 50% from 1980 to 2005, and more than 100,000 building permits were issued for single-family and multifamily residences in Virginia’s coastal counties from 1999 to 2003.

Maintaining working waterfronts is an upstream battle, but for coastal communities in Virginia, it is the key to maintaining economic diversity and balancing future development with current industry.

“Working waterfronts are an integral part of this economy and community,” says Meredith. “You certainly don’t want to kill historic industry in your county to get those developments.”

Old-Fashioned Legwork in VA and MD

In partnership with the Maryland Coastal Zone Program and Maryland Sea Grant, Virginia Sea Grant conducted a working waterfront inventory for Maryland in parallel with Virginia’s inventory.

Project leader Tom Murray enlisted Don McCann of Transpact Water’s Marine Services to document working waterfronts infrastructure in Maryland.

When McCann describes the process, it becomes clear that identifying working waterfronts requires perseverance and persistence—and a car.

“I rented a beat up Ford and he told me to talk to and go further down the way so I go there next. On many occasions you don’t find the person you’re looking for right away, and you keep going around until you come across someone to help,” says McCann. “These individuals who are deeply involved in the local area, they provided us with many sites that we might have missed.”

With a list of sites in hand, McCann visited and documented each one, taking coordinates and photographs as well as inspecting the location for electricity, pump-out, sewer access, water access, dockage, and other services important to working waterfronts.

“It’s not rocket science,” says McCann, and he’s optimistic that old-fashioned legwork will produce useful information to help the states of Maryland decide where to focus its efforts to preserve and improve commercial waterfront access.
Eastern Shore
Working Waterfront Infrastructure Inventory
In Accomack and Northampton Counties of Virginia, the term ‘working waterfront' means real property (including support structures over and adjacent to the water or inland property engaged in significant water-related activities) that provides access to coastal waters or that supports commercial fishing; recreational fishing businesses; aquaculture; ecotourism; national defense; public safety uses; marine research; shipping and rail yards; boatbuilding; support of offshore energy production; or other commercial, recreational, and industrial business.
ID Number: ANA11
Identification: Chincoteague Fisheries

Northeastern view of facility (from Accomack County) (above)

Overhead view of facility from Google Earth (right)
## Working Waterfronts Infrastructure Inventory

### Infrastructure Identification:
- **Chincoteague Fisheries**

### Infrastructure ID Number:
- **ANA11**

### Location:
- **County**: Accomack
- **City**: Chincoteague
- **Body of Water**: Chincoteague Channel
- **Lat/Long**: 37 56’ 07.79”N, 75 22’ 31.21”W
- **Route Number**: State Road 175

### Features:
- **Water Access (Depth)**: 6-68
- **Road Access**: Yes
- **Parking**: Yes
- **Wharf Condition**: Fair
- **Light Vehicles**: Yes
- **Heavy Vehicles**: Yes
- **Freight**: Yes

### General Services:
- **Fuel**: unknown
- **Power**: unknown
- **Water**: unknown
- **Pump Out Facilities**: unknown
- **Waste Oil Disposal**: unknown
- **Hauling Capacity**: unknown
- **Winch or Booms**: unknown
- **Repair**: No
- **Supplies**: No
- **Bathroom**: Private
- **General Store**: No
- **Restaurant**: No

### Commercial Fishing Services:
- **Buying Station**: Yes
- **Fish Off Loading**: Yes
- **Fish Packing**: Yes
- **Ice or Freezer Holds**: Yes
- **Refrigeration**: Yes
- **Bait**: Unknown
- **Net Repair**: Unknown
- **Gear Loading Allowed**: Yes
- **Gear Storage Allowed**: Unknown
- **Ownership**: Private
- **Legacy Plan?**: unknown

### Comments:
The private business serves as a hub for seafood wholesale to local watermen. The facility has packing and shipping capabilities including an offloading area comprised of a bulkhead for docking of large workboats.
Back to the “Good ol’ days?”