Working Waterfront and Regulatory Compliance: A collaborative approach

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Balancing Act

- Multiple businesses relationships
- Leases vs public ownership
- Business development tradeoffs
  - Growth vs environmental vs social justice
  - Politics
- Largest water dependent landowner
  - Responsibility to preserve, protect and expand working waterfront while preserving and enhancing environment
Conform Port Operations/Growth/Environment/Community with Regulations

- Strategic and managerial challenges in response to government agencies regulatory and enforcement functions.
- Judged by standard business, environmental and community metrics
Regulatory Conundrum

Bulwark for the defense of clean air, water and soil and the voice of citizens

Or

System of ever stricter controls throttling economic vigor for little gain.
Value of regulatory approval and compliance

- Sets standardized bar for environmental stewardship
- Standardized process provides citizen input
- Ethical and equitable
- Operational transparency
- Drives innovation
- Defines a values for compliance and environmental policy
Construction and Permitting

• Incorporate collaboration from start
  – Pre-apps
  – Big tent
  – Define the issues
Establish common resources and alliances

- Partner with departments with similar goals
- Environmental community can be partner
- Try to reduce overlapping agency
You can have both – mediated through permitting process
Provide a reason for approval

- Environmental design incorporated into project
- Proof of sustainable development
- Catalog of BMP’s exceed minimum requirements
- Habitat or public access mitigation
Show sustainable strategies

Enhance overall efficiency, productivity and environmental performance
Support your credentials as green port
Strong record to stand on
Managing the regulators/regulations
Long term

Programmatic Permitting
Managing the regulators/regulations long term

- Inform agencies/regulators of what industry contributes
- Provide accounting and integrated reporting
- Establish environmental value of improved facilities
Managing the regulators/regulations
Increase partnering opportunities

- Project Funding Partners
- Collaborate on new regulations
- Provide financial/logistical support
  - MOU establishing operating and review roles
  - Co-fund review positions
- Set up innovative compliance-oriented tools
Managing the regulators/regulations
Long term

- Stay involved with regional issues
  - Habitat planning
  - Regional transportation planning
  - Land use

- Stay ahead of research and innovation
Regulations

• Provide value
• Need to be managed
• Be a good partner