

A Public Records Access request has been submitted.

Request By: Chris Ward

Signature: Chris Ward

Request date: 02/14/2017

Affiliation: AECOM

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Personal Information Request: NO

Records seeking: Please provide any existing reports or summaries on the history of the Funding of the Red Hook Barge. Please provide any existing reports or studies on Port Authority Capital investment at the Red Hook container terminal. Please provide any existing reports or summaries of the ILA employment at the Red Hook Container terminal.

THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY
PUBLIC RECORD ACCESS FORM

PRA No. 17778

Action by (print / type name):

William Shalewitz

, Freedom of Information Administrator

Signature:



Date:

06/29/2017

On behalf of the Secretary of the Port Authority, as Records Access Officer and Custodian of Government Records of the Port Authority.

The requested records are being made available.

Any responsive records that may exist are currently in storage or archived, and a diligent search is being conducted. The Port Authority will respond by:

A diligent search has been conducted, and no records responsive to your request have been located.

The requested records that have been located are not being made available, as they are exempt from disclosure for the following specific reasons:

Some requested records that have been located are being made available. The remainder are exempt from disclosure for the following specific reasons:

The request does not reasonably describe or identify specific records; therefore, the Port Authority is unable to search for and locate responsive records. Please consider submitting a new request that describes or identifies the specific records requested with particularity and detail.

Other.

Material responsive to your request can be found on the Port Authority's website at <http://corpinfo.panynj.gov/documents/17778-O/>. Paper copies of the available records are available upon request.

This form is promulgated by the Port Authority pursuant to the Port Authority Public Records Access Policy and is intended to be construed consistent with the New York Freedom of Information Law and the New Jersey Open Public Records Act. It is intended to facilitate requests for Port Authority public records and does not constitute legal advice.

RED HOOK BARGE
HISTORICAL VOLUME AND COSTS

Year	Barge Volume	Terminal Volume	%	Operating Assistance	Source	ASI Operating Assistance	Actual Operating Cost	"Shortfall"	Interim Funding	Actual Interim Expense	Interim "Shortfall"	Capital
1991	16,479	45,764	17%	\$ 2,800,000	Port Authority		\$ 2,800,000	\$ -				
1992		53,260		\$ 300,000	Bank I Funds		\$ 300,000	\$ -				
1993	16,763	48,799	34%	\$ 1,200,000	Port Authority							
1993				\$ 2,328,000	NYS CMAQ		\$ 3,528,000	\$ -				
1994	6,820	18,087	38%	\$ 1,500,000	Port Authority		\$ 1,500,000	\$ -				
1995	18,312	29,990	61%	\$ 1,300,000	Port Authority							
1995				\$ 1,800,000	Bank I Funds		\$ 3,100,000	\$ -				
1996	29,357	37,924	77%	\$ 1,500,000	Port Authority							
1996				\$ 849,000	NJS CMAQ		\$ 2,549,000	\$ 200,000				
1997	44,393	52,516	85%	\$ 5,500,000	Port Authority		\$ 5,683,562	\$ 183,562				\$ 2,932,269
1998	46,882	55,293	85%	\$ 5,200,000	Port Authority		\$ 5,981,000	\$ 781,000				
1999	53,398	61,257	87%	\$ 3,100,000	Port Authority		\$ 6,581,288	\$ 3,481,288	\$ 3,300,000	\$ 5,163,757	\$ 1,863,757	\$ 11,729,078
2000	58,990	62,749	94%	\$ 3,100,000	Port Authority		\$ 6,664,723	\$ 3,564,723				
Jan-01-Aug 01	33,563	37,109	90%	\$ 3,100,000	Port Authority		\$ 3,845,215	\$ 745,215				
2002 settlement				\$ 5,000,000	Port Authority			\$ (5,000,000)				
2002 add'l interim									\$ 1,800,000		\$ (1,800,000)	
Sept 01-Aug 02	44,976	47,684	94%	\$ 4,000,000	Port Authority	\$ 500,000	\$ 5,324,822	\$ 824,822				
Sept 02-Aug 03	92,207	99,264	93%	\$ 4,000,000	Port Authority	\$ 500,000	\$ 9,770,207	\$ 5,270,207				
Sept 03-Apr 04	65,924	73,272	90%	\$ 2,670,000	Port Authority	\$ 333,333	\$ 6,909,690	\$ 3,906,357				
*May 04-Apr 05	32,433	39,943	81%	\$ 3,200,000	Port Authority		\$ 4,070,441	\$ 870,441				
*May 05 - Apr 06	30,407	36,694	83%	\$ 3,200,000	Port Authority		\$ 3,817,905	\$ 617,905				
TOTAL	590,904	799,605	74%	\$55,647,000		\$ 1,333,333	\$72,425,854	\$15,445,521	\$ 5,100,000	\$ 5,163,757	\$ 63,757	\$ 14,661,347
ASI (since '94)	557,662	651,782	86%				TOTAL OPERATING ASSISTANCE				\$60,747,000	
ASI (since '94)				\$49,019,000			TOTAL CAPITAL (PA SHARE)				2,932,269	
				\$ 5,100,000			TOTAL CAPITAL (FEDERAL/STATE SHARE)				11,729,078	
				\$54,119,000			TOTAL OPERATING AND CAPITAL FUNDING				\$75,408,347	
							TOTAL SHORTFALL				\$ 15,509,278	

*\$800,000 withheld from AIET until TEA:LU funds are drawn down and admin fees are determined

Red Hook barge Subsidies
(thousands)

	PA Funding	CMAQ Funding	Bank I Funds	RHCT LLC Fund	Total Barge Funding	Revenues	Net Operating
1991 **	\$ 2,800				\$ 2,800	\$ 2,118	\$ (682)
1992 **			300		300	1,489	1,189
1993 **	1,200	2,328			3,528	2,144	(1,384)
1994 **	1,500				1,500	2,543	1,043
1995 **	1,300		1,800		3,100	1,760	(1,340)
1996 **	1,500	849			2,349	2,536	187
1997 **	5,200				5,200	2,244	(2,956)
1998 **	6,494				6,494	2,130	(4,364)
1999 *	4,766				4,766	2,213	(2,553)
2000 *	3,350				3,350	2,821	(529)
2001 *	9,161				9,161	2,302	(6,859)
2002 *	6,079				6,079	2,049	(4,030)
2003 *	4,001				4,001	3,383	(618)
2004 *	1,336				1,336	2,395	1,059
2005 *	4,900				4,900	1,378	(3,522)
2006 *	700				700	2,107	1,407
2007 *	-				-	3,413	3,413
2008 *	-				-	2,012	2,012
2009 *	-				-	2,420	2,420
2010 *	-				-	2,459	2,459
2011 ***	-			11,770	11,770	8,657	(3,113)
2012 ***	-			38,791	38,791	19,379	(19,412)
2013 ***	-			34,869	34,869	13,757	(21,112)
2014 ****	-			4,627	4,627	-	(4,627)
2015 ****	-			5,940	5,940	-	(5,940)
2016 ****	-			4,252	4,252	-	(4,252)
	<u>\$ 54,287.00</u>	<u>\$ 3,177.00</u>	<u>\$ 2,100.00</u>	<u>\$ 100,249.00</u>	<u>\$ 159,813.00</u>	<u>\$ 87,709</u>	<u>(72,104)</u>

* Actuals through August 2012.

** Based on Historical Data prior to SAP.

PA took over ASI operation in September of 2011. Contracted RHCT LLC to provide operation. PA

*** funded full operation and received all revenues associated with operation.

New operating agreement with RHCT LLC in October 2013 where PA provides funding for barge

Operation and RHCT LLC provides all other funding for operation using all revenues generated to

**** offset operating expenses.

RED HOOK EXPENDITURES

Project ID	Project Title	Cumulative Actuals Thru 2006	2007 Actuals	2008 Actuals	2009 Actuals	2010 Actuals	2011 Actuals	2012 Actuals	2013 Actuals	2014 Actuals	2015 Actuals	2016 Actuals	Cumulative Actuals Thru Last Year 2016
CP09-124	CP09-124 - NYMT - GIRDER REPAIRS AT AT PIER 10/WHARF B (MFP926612)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$941	\$67	\$30	\$1,038
CP09-128	CP09-128 - WHARF A, WHARF B (PIER 10) AND WHARF B EXTENSION UNDER DECK CONCRETE GIRDER PRI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26	\$26
CP91-021	CP91-021 - COMPLETED CAPITAL MWP PROJECTS- COMPLETED	\$18,770	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,770
CP91-031	CP91-031 - CMWP - REPLACE REDHOOK CRANE ENGINES (GANTRY CRANE EMISSION REDUCTION)	\$0	\$0	\$0	\$77	(\$4)	(\$27)	(\$46)	\$0	\$0	\$0	\$0	\$0
CP91-032	CP91-032 - PIER 9A & 9B-RELIEVING PLATFORM REHAB.- COMPLETED	\$5,540	\$842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,382
CP91-038	CP91-038 - ROOF AND GUTTER REHAB PIERS 9B - COMPLETED	\$601	\$2	\$6	\$0	\$0	\$0	(\$528)	(\$0)	\$0	\$0	\$0	\$81
CP91-047	CP91-047 - CMWP-PIER 10 PAVING & UTILITIES-PHASE 1- COMPLETED	\$571	\$1	\$8	(\$98)	\$3	\$2	(\$497)	\$0	\$0	\$0	\$0	\$0
CP91-050	CP91-050 - CMWP- W.O.#05 - PAVING & UTILITY AT RED HOOK CONTAINER TERMINAL- MFP-654095	\$0	\$0	\$0	\$0	\$165	\$1	\$0	\$0	\$0	\$0	\$0	\$170
CP91-051	CP91-051 - CMWP-REHAB PIER 10 WHARF A BULKHEAD	\$2,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,120
CP91-054	CP91-054 - CMWP- W.O.#01 - P&U - PIER 10 IN RED HOOK MARINE TERMINAL - MFP-926211	\$0	\$0	\$0	\$0	\$0	\$0	\$271	\$0	\$0	\$0	\$0	\$271
Total Expenditures Summary		\$27,601	\$845	\$14	(\$21)	\$168	(\$23)	(\$790)	(\$0)	\$941	\$67	\$56	\$28,858

Schedule F - Information on Capital Investment in Port Authority Facilities

	Facilities, net Dec. 31, 2015	Capital Investment ^(a)	Depreciation	Dispositions	Facilities, net Dec. 31, 2016
	(In thousands)				
INTERSTATE TRANSPORTATION NETWORK					
George Washington Bridge & Bus Station	\$ 953,965	\$ 78,265	\$ 38,750	\$ -	\$ 993,480
Holland Tunnel	379,518	44,457	17,002	-	406,973
Lincoln Tunnel	1,040,156	267,604	52,081	-	1,255,679
Bayonne Bridge	860,154	327,328	18,977	-	1,168,505
Goethals Bridge	774,130	427,108	35,042	-	1,166,196
Outerbridge Crossing	90,017	3,125	4,567	-	88,575
Port Authority Bus Terminal	484,131	31,420	24,517	-	491,034
Subtotal - Tunnels, Bridges & Terminals	4,582,071	1,179,307	190,936	-	5,570,442
PATH	2,401,420	217,957	127,324	-	2,492,053
WTC Transportation HUB	3,355,912	236,072	56,910	-	3,535,074
Journal Square Transportation Center	81,366	2	6,544	-	74,824
Subtotal - PATH	5,838,698	454,031	190,778	-	6,101,951
Ferry Transportation	106,729	290	5,289	-	101,730
Access to the Region's Core (ARC)	78,273	-	10,115	-	68,158
Total Interstate Transportation Network	10,605,771	1,633,628	397,118	-	11,842,281
AVIATION ^(b)					
LaGuardia	1,454,174	365,640	78,723	-	1,741,091
JFK International	3,743,283	89,800	195,974	-	3,637,109
Newark Liberty International	2,379,236	119,125	153,057	-	2,345,304
Teterboro	240,898	2,354	15,605	-	227,647
Stewart International	164,407	8,077	9,027	-	163,457
Total Aviation	7,981,998	584,996	452,386	-	8,114,608
PORT DEPARTMENT					
Port Newark	799,799	56,064	32,611	-	823,252
Elizabeth Port Authority Marine Terminal	1,042,303	17,810	35,320	-	1,024,793
Brooklyn Port Authority Marine Terminal	61,822	1,897	1,516	-	62,203
Howland Hook Marine Terminal	484,580	22,607	17,068	-	490,119
Greenville Yard / NYNJ Rail LLC	37,063	25,203	468	-	61,798
Port Jersey-Port Authority Marine Terminal	389,492	10,293	6,897	-	392,888
Total Port Department	2,815,059	133,874	93,880	-	2,855,053
DEVELOPMENT					
Essex County Resource Recovery Facility	5,810	-	2	-	5,808
Industrial Park at Elizabeth	6,091	-	275	-	5,816
Bathgate Industrial Park	4,262	-	1,362	-	2,900
Teleport	11,470	1,569	1,897	-	11,142
Queens West Waterfront Development	86,011	-	605	-	85,406
Hoboken South Waterfront Development	69,106	-	2,862	-	66,244
Total Development	182,750	1,569	7,003	-	177,316
WORLD TRADE CENTER					
WTC Site ^(c)	3,612,261	201,576	62,618	-	3,751,219
One World Trade Center	3,350,528	136,750	100,667	-	3,386,611
WTC Towers 2, 3 & 4 ^(d)	2,562,175	386,980	40,319	-	2,908,836
WTC Retail LLC	1,556,232	121,291	19,756	-	1,657,767
Total World Trade Center	11,081,196	846,597	223,360	-	11,704,433
FACILITIES, net	\$ 32,666,774	\$ 3,200,664	\$ 1,173,747	\$ -	\$ 34,693,691
REGIONAL PROGRAMS	\$ 280,874	\$ -	\$ 64,765	\$ -	\$ 216,109

(a) Capital investment includes contributed capital amounts and write-offs related to capital construction.

(b) Facility capital investment amounts include projects funded with Passenger Facility Charges.

(c) Capital investment includes site infrastructure primarily related to the WTC Memorial, WTC Vehicular Security Center and the WTC Chiller Plant.

(d) Includes WTC net lessee contributed capital amounts related to the construction of WTC Tower 2, 3 and 4.

MEMORANDUM

PLANNING & REGIONAL DEVELOPMENT
DEPARTMENT

To: Andrew Lynn
 From: Xiao Wang
 CC: Alexander Heil, Patrick Higgins
 Date: April 22, 2014 (5/26/15, Added Union column to "Employment" Table)
 Subject: Employment Information and Total Losses for Piers 7-12

This document provides information on the employment situation for Brooklyn Piers (Piers 7, 8, 11 & 12) and Red Hook Piers (Piers 9A, 9B & 10). It also lists operating and capital losses of these piers.

Employment

Table below shows the number of PA and non-PA staff on Red Hook and Brooklyn Piers. There are 501 full-time employees working at Piers 7 through 12 on a daily basis, 23 of which are PA employees.

		Non-PA Employee	PA Employee	Non-PA Union	
Red Hook (P91)		68	0*		60 ILA
Brooklyn Piers (P09)	Phoenix Beverages (Pier 7)	250	23	≈ 90%	225 Teamsters**
	Beverage Works (Pier 8)	100		≈ 90%	90 Teamsters**
	Pier 11	52		≈ 60%	34 Teamsters**
	Pier 12	8		100%	8 ILA

* NYMT has a total of 28 permanent full time employees, 23 of whom are assigned to the Brooklyn Piers. The remaining 5 are assigned to Port Ivory / Howland Hook. All of the employees code portions of their time to P09 (Brooklyn Piers), P11 (Port Ivory) or P91 (Red Hook).

** Among Teamsters, about 65% are truck drivers and the remainder are warehouse persons -- Mike Deveney, May 2015.

Employment per acre

The total employment per acre is 4.3, less than a quarter of the number for the Brooklyn Navy Yard.¹

	Total Employment	Acreage	Total Employment per Acre	Government Employment	Government Employment per Acre
PA Piers 7-12	501	118	4.2	23	0.2
Brooklyn Navy Yard	5,800	300	19.3	180	0.6

¹ Sources: Brooklyn Navy Yard Industrial Park <http://brooklynnavyyard.org/>

Union Affiliation

According to Steven Zuccaro, Senior Marine Terminal Operations Representative, the non-PA employees at Phoenix Beverages and Beverage Works who are drivers and warehouse workers are affiliated with Local 812 of the Teamsters union. The office workers are not. At RHCT, the field workers (60 out of the 68) are affiliated with ILA Local 1814. According to Michael Deveney, Operations Manager at NYMT, Pier 11 has 34 unionized (Teamsters) employees and 18 non-unionized employees, and Pier 12 has eight unionized (ILA) employees.

Average Salary

According to Pat Simeone, Operations manager at Phoenix Beverages, the average salary of the Phoenix Beverage and Beverage Works field employees is about \$50,000 - \$55,000 annually. For the office workers, it is about \$45,000-50,000 per year. Based on a spreadsheet sent by Jon Trutneff, General Manager at NYMT, the average hourly wage for the RHCT workers is about \$30-35/hour. These numbers are about the average of or slightly higher than the average salaries of the transportation workers in the New York Metropolitan Area.² Salary information for staff on Piers 11 & 12 is not available.

Total Facility Losses³

In Thousand	Red Hook	Brooklyn	Total Facility Losses
2008	(\$4,686)	(\$12,635)	(\$17,321)
2009	(\$1,010)	\$10,660	\$9,650
2010	(\$155)	(\$9,832)	(\$9,987)
2011	(\$9,913)	(\$10,476)	(\$20,389)
2012	(\$15,871)	(\$9,006)	(\$24,877)

Loss per Job Created

There are 501 jobs created and \$24.9 million total losses generated at Piers 7-12 in 2012. Total loss per job created in 2012 is approximately \$50,000/job.

² Source: US Bureau of Labor Statistics, National Compensation Survey <http://www.bls.gov/ncs/>

³ Source: Information on Port Authority Operations (1928 – 2012), Comptroller's Department, pp. 71 and pp. 77.