



Where potential launches opportunity

**NOTICE TO SHIP HARBOUR, FOX HARBOUR, POINT VERDE AND
PLACENTIA AREA RESIDENTS**

**PORT OF ARGENTINIA
BOARD OF DIRECTORS RENEWAL**

Port of Argentinia is seeking nominations to fill vacancies on its Board of Directors.

Port of Argentinia is incorporated as a not for profit organization with a mandate to provide effective stewardship of Argentinia for the long-term benefit of the communities and people of the Placentia region. Port of Argentinia owns and manages the Argentinia Marine Terminal (Fleet Dock) and 3,000 acres of upland property formerly comprising the US Naval Base at Argentinia.

Port of Argentinia has a nine (9) member voluntary Board of Directors which meets with the Management Team generally monthly or as frequent as necessary to effectively and efficiently guide the organization toward achieving its mission.

The Selection Committee is seeking Candidates whose skills, knowledge and experience meet the needs of the Board and strengthen the Board's work team. The selection process will take place as follows:

- ▶ **Each Candidate will have his/her principal place of residence within the Port's mandate area - Ship Harbour, Fox Harbour, Point Verde and Placentia.**
- ▶ **An individual who has completed a term of service on the Board is eligible to reapply as a Candidate.**
- ▶ **Each Candidate will to be nominated by two (2) residents in the Port's mandate area.**
- ▶ **Each Nomination will submit a resume or completed application.**
- ▶ **Nominations will be accepted at the address below up to 12:00 noon on Friday, 15 March, 2019.**
- ▶ **Candidates will be selected for service based on his/her skills, knowledge and experience relevant to the Port mandate.**

Nominations will be placed in an envelope with Candidate's name and telephone number placed in the upper left-hand corner of the envelope, and addressed as follows:

**Board Selection Committee
P.O. Box 95
Argentinia, NL
A0B 1W0**

The Nomination name, date and time received will be recorded and each application received will be assigned a sequential record number. Candidates will receive verification that the application was received and provided with the record number assigned.

If there are any questions, please contact our office at (709) 227-5502 or via e-mail to c.hickey@portofargentina.ca.



**PORT OF ARGENTIA
APPLICATION FOR BOARD OF DIRECTORS**

GENERAL INFORMATION

Applicant Name

Mailing Address

Telephone Number(s)

Work _____

Home _____

Fax _____

Other _____

E-mail _____

EDUCATION

Please list and describe in detail your educational background

1. _____

2. _____

3. _____

Have you completed any additional training related to business? If yes, please describe.

EMPLOYMENT EXPERIENCE

Please list and describe your previous work experience.

1. _____

2. _____

3. _____

VOLUNTEER EXPERIENCE

Please list and describe any volunteer experience that you may have.

Have you ever been a member of a Board of Directors of a not-for-profit organization? If yes, please describe.

SPECIAL SKILLS, TRADES AND HOBBIES

Please list any special training, skills and activities that you may have.

What special strengths and/or assets do you have that you feel you will bring to the Board of Directors of the Port of Argentinia? Please explain.

REFERENCES

Name	Title	Organization	Contact #'s
_____	_____	_____	_____
_____	_____	_____	_____

DECLARATION

I confirm that the information given in this application for membership to the Board of Directors of the Port of Argentinia is, to the best of my knowledge and ability, complete, true, and correct. Information contained in this application will be kept confidential.

Print Name

Date

Signature





Port of Argentinia Board Renewal

Declaration of Business Activities Form

Port of Argentinia By-Laws and Board of Directors Code of Conduct require that, in the performance of their duties, members of the Board of Directors avoid actual and perceived conflicts between personal interests and those of the Port. The By-Laws further direct that Candidates for appointment to the Board complete a disclosure form identifying business relationships, positions or circumstances which the Candidate or an affiliate are involved in which could rise to the level of a conflict of interest.

In the space below, please list any activities you or an affiliate are involved in which could, from time to time, result in a conflict of interest in your service on the Board of Directors of Port of Argentinia. For each activity, please identify the name of the company or individual, the nature of the involvement by you or your affiliate, and the particular areas of activity this company or individual is engaged in which could from time to time place you in an actual or perceived conflict with the interests of Port of Argentinia.

No.	Company or Individual Name	Nature of Involvement/Activities
1.		
2.		
3.		

Other Comments:

Date: _____ Print Name: _____ Signature: _____

**Port of Argentia
Nomination Form**

I NOMINATE _____
Print Name

TO SERVE ON THE POA BOARD OF DIRECTORS

NAME OF NOMINEE: _____
Print Name **Signature of Nominee**

DATE: _____



**Port of Argentia
Nomination Form**

I NOMINATE _____
Print Name

TO SERVE ON THE POA BOARD OF DIRECTORS

NAME OF NOMINEE: _____
Print Name **Signature of Nominee**

DATE: _____





Port of Argentia Profile



Summary:

Port of Argentia (The Port) is a private not-for-profit organization incorporated in 1995 under the laws of Newfoundland and Labrador with a mandate to provide effective stewardship of the seaport and industrial property at Argentia to enhance the region's economic vitality and quality of life.

The Port owns and operates the Argentia Marine Terminal (Fleet Dock) which features three ship berths totalling 435 metres and a 100-acre secure compound for stevedoring, laydown and other marine related activities. The Port owns and operates a second marginal wharf, the Navy Dock, which has two berths totalling 190 metres primary used for layover of ships. The Port owns significant dock uplands property with the Northside Industrial Park, Southside Industrial Park, Argentia Sunset Park and Argentia Technology Park in combination totalling some 3,000 acres of developed industrial land, and 280,000 square feet of commercial building space.

As a commercial seaport, Port of Argentia offers ice free, year round access, a wide turning basin, heavy lift capacity, and up to 11-metre draught alongside. It has a variety of stevedoring, transportation, crane and other dock services available on site. The Port is certified by Transport Canada as compliant under the Marine Transportation Security Regulations (MTSR), with dock facilities surrounded by a 40-hectare secure fenced compound.

The Port is led by a dedicated volunteer Board of Directors, and a professional Management Team with knowledge in port and property management, and business and economic development. The Port's Vision is for Argentia to be Newfoundland and Labrador's premier heavy industrial seaport.

Port of Argentia – A Short History

Port of Argentia was incorporated in 1995 (under the legal name Argentia Management Authority Inc.) with a mandate to redevelop the Argentia site following the 1994 exit of the US Navy. The Naval Base closure was itself preceded by the 1989 closure of the Long Harbour ERCO phosphorous plant and the 1992 closure of the provincial cod fishery.

Historically, the mid 1990's were anxious times for the area as losses of regular employment negatively affected the health and viability of local communities. In that difficult environment,

the Port began its work to help turn the local economy around by attracting new business to Argentia. At the same time, Public Works & Government Services Canada (PWGSC) was significantly involved in setting the stage for Argentia's future, having taken over responsibility for the property from the United States, and begun an asset assessment and \$106 million environmental remediation program across the entire site.

Following significant negotiations with PWGSC, Land Transfer Agreements (LTAs) were signed for the Port to take over the Argentia Southside and Argentia Northside (including the marine terminal) in 1999 and 2001 respectively. These agreements solidified 'local control' of these assets for the long term. At the same time, vital environmental remediation efforts were ongoing, perhaps most importantly, from an economic viewpoint, the planning for the replacement of the failing wooden dock at Berth 3 with a new heavy lift concrete caisson dock.

In terms of development, the Port pursued and succeeded in realizing a number of business start-ups at Argentia, most notably a dimension stone manufacturing plant and a woodworking plant. A multi-year campaign was also carried out, along with community partners, to attract a commercial nickel processing plant as part of the Voisey's Bay nickel development.

In 2003, with title to Argentia's port infrastructure and property securely in hand, the Port designed its strategic priorities to include further business marketing as well as port and property maintenance and development. Having succeeded in attracting processing elements of the Vale nickel development into the region, of particular urgency was establishing the arrangements for the hydromet demonstration plant (and the proposed nickel refinery) at Argentia. In addition, the Port set out to pursue additional diversification opportunities including an IT Centre, gas park, marine transshipment and small-scale manufacturing. The negotiation of an agreement with the local municipality (Town of Placentia) to take control and/or ownership of water and sewer and road works was also a key priority, as was the positioning of existing commercial and warehouse buildings for reuse.

Focused development efforts and partnerships through this decade produced a number of positive economic results for Argentia. Among these achievements were: the construction and operation of the hydromet demonstration plant; the installation of the heavy lift caisson dock at Berth 3; the addition of the Atlantic Vision to the Nova Scotia ferry run; and a number of important business start-ups including the Metal World (now Cahill) fabrication shop, Integrated Logistics stevedoring service, Argentia Metal Works fabrication shop, Tacamor IT centre, and Stellar woodworking plant. An agreement with the Town of Placentia to supply regular municipal services to a large portion of the site was achieved in 2007. During this period Argentia also experienced the unfortunate decision by Inco (now Vale) not to build its new nickel refinery at Argentia. However, from 2009 to 2012, work in support of the construction

phase of the new Vale nickel plant at Long Harbour, including fabrication, laydown, warehousing, and port services, added significantly to economic activity on site. An FRP pipe spooling facility has also established on site to support the Vale project.

In 2012, Husky Energy announced its intentions to construct a Concrete Gravity Structure (CGS) at Argentia as part of its White Rose Extension Project (WREP). With this announcement Argentia has witnessed significant interest by firms supporting the offshore industry wishing to establish at Argentia to serve the Husky Project on site. In December of 2014, Husky announced a deferral of the project, but on May 29, 2017 Husky announced project sanction for construction of the CGS at Argentia with tow out in 2021. 2018 saw significant CGS construction onsite with employment on this project topping out at over 2,000 in November. In February 2019, Husky announced the tow out would now take place in summer of 2022.

Strengths and Opportunities:

In general, the Port is well positioned to take advantage of a number of emerging opportunities that are suited to Argentia's marine, fabrication and other capabilities. An enduring strength for the Port is its ability to offer Argentia as an attractive seaport solution to commercial marine traffic in the Newfoundland region. The presence of the Northside Peninsula, a triangle shaped land mass jutting out northward into Placentia Bay, creates a natural harbour providing secure ice free deep water anchorage. There are few navigational hazards through the entrance channel and passage is aided by Fox Island and Isaac Point, two dramatic visual indicators. The harbour itself is 3 kilometres in length, 1 kilometre wide at the entry point and 460 metre wide in the inner harbour near the three main berths at the Fleet Dock.

Argentia has been an established seaport since the arrival of the US Navy in 1941, with significant investments in shoreline infrastructure, harbour and dockside dredging, and navigational aids. Currently the Port is ISPS certified and offers five berths totalling 625 metres of space alongside, with drafts between 8 and 11 metres at low mean tide (LMT). The Fleet Dock, primarily of steel pile construction, was further enhanced at Berth 3 in 2007 with the construction of a 130 metre concrete caisson dock suitable for heavy load outs. The Fleet Dock is included inside a secured 100 acre site surrounded by chain link fencing with gated access, cameras, and motion sensors. Port service rates are comparable to rates all across the Atlantic region.

The 1,000 acre Northside Peninsula offers roadways and developed flat land adjacent to Argentia's harbour. Much of this property has access to potable water and electricity, and is covered by concrete or asphalt surfaces. In tandem with the port features, this property presents a unique package available for lay down and larger industrial activities where easy access to ocean shipping routes is of benefit.

The Port also controls 2,000 acres of land on the Argentia Southside area including a fully serviced 110-acre business park suitable for commercial and light industrial activities. A significant strength offered at Argentia is that the Northside and Southside properties are zoned Industrial, freeing businesses from safety and other concerns relating to operating immediately adjacent to a residential area. In addition, the Argentia site is classified as 'brownfield', which can often result in an easier path to project approval for certain industrial activities.

Eleven buildings, offering a combined 280,000 square feet of commercial, industrial and warehousing space are under the Port's control at Argentia. These buildings were mostly built to a military standard, and though some are not currently operational, they represent a viable business option for some business and industrial applications. The current occupancy level is 90%.

The Port has a valuable 3 million tonne aggregate stockpile near the Fleet Dock available for export or use around the site. The Argentia Backlands consist of 6,000 acres of undeveloped land reaching eastward over the hillside toward the Town of Placentia. This pristine property is also under the Port's control and offers many possibilities for diverse interests.

Beyond Argentia's physical features, the Port's efforts are strengthened by the range of valuable services provided by Argentia tenants. Two provincial companies offer metal fabrication services at modern tidewater facilities with a combined floor space of 90,000 square feet. Two established firms, provide stevedoring and dry/cold storage services at the Argentia Fleet Dock.

Heavy lift cranes have established on site, and others participate as jobs come available. An Iceland based shipping company, calls at Argentia eight times per month as part of its freight forwarding operations from Reykjavik to Portland. Marine Atlantic operates a ferry terminal and ferry service in and out of Argentia moving passengers and commercial freight to and from Nova Scotia, June through September.

Argentia is also a primary cement depot for the island of Newfoundland, welcoming calls by cement carriers at Berth 2 where a large international cement supplier operates two storage silos and a vehicle loading station.

Marine traffic near Argentia benefits by the presence of the Marine Communications & Traffic Services centre at Argentia. Security, construction, mobile office trailer and other business supports on site also add to the economics of doing business at Argentia.

It is noteworthy that Argentia is 90 minutes by road from the province's commercial and retail centre, St. John's. St. John's provides access to air travel with carriers now providing 20 flights daily from St. John's to mainland Canada and points east and west.

A core economic strength for Argentia comes from the nature of the Port as a legal entity with 'quiet title' to the Argentia site. With its ownership autonomy and economic development mandate, the Port has one agenda - the desire to see existing and new businesses on site succeed and grow in order to generate employment and other benefits for the region. As such, the Port's motivations line up well with those of Argentia port and property users. While generally seeking market value for its port services and rents to assure sustainability and reinvestment back into the site, the Port is free to consider other factors such as project economic development benefits in its dealings.

Perhaps the greatest strength the Port enjoys is the skill and dedication of the professionals and volunteers guiding Argentia's future. The Port's Board of Directors is served by a veteran group of nine community volunteers with varied backgrounds including port operations, entrepreneurship, construction, industrial sales, municipal administration, marine safety and government services. The Board is characterized by stability, integrity, common sense, and goodwill. A key partner with the Placentia Council in the development of the Town and area, the Port reserves a directorship on its Board for the sitting mayor, to enhance connectivity and communications with the municipality.

The Port Management Team has a more than 80 years of experience with the organization. Skilled in business and economic development, port operations, property management, administration and NPO governance support, the Management Team is a high performing unit looking after the Port's daily and long-term operational affairs, per the policies and directions set by the Board.

For more information please contact:

Mr. Harvey Brenton, Chief Executive Officer

Phone: 709 227-5502

Email: w.brenton@portofargentia.ca



Where potential launches opportunity