

Date: February 3, 2016

To Robert Ault, Interim Assistant Director,
Infrastructure Finance Authority

From: Tawni Bean, Regional Coordinator,
Infrastructure Finance Authority
Ed Tabor, Public Finance Officer,
Infrastructure Finance Authority
David Barnett, Senior Finance Accountant,
Business Oregon



Interoffice Memo

RE: Recommendation for Special Public Works Fund, Port of Morrow (POM), Port of Morrow Wastewater System Improvements, Client-Deal # 654-12408, (\$12,618,567)

Funding Recommendation:

Project Activity	IFA Funds	Non-IFA Funds	Totals
Construction	\$12,092,367	0	\$12,092,367
Construction Contingency	\$500,000	0	\$500,000
Permits	\$25,000	0	\$25,000
Plans/photos	\$1,200	0	\$1,200
Total	\$12,618,567	\$ 0	\$12,618,567

Source of IFA Funds (Indicate Loan or Grant)	Amount
Special Public Works Fund—Loan	\$12,618,567
Total	\$12,618,567

Source of Non-IFA Funds (Indicate Loan or Grant)	Amount
Total	\$ 0

Conditions of Award:

Based upon the following analysis, the award recommended above will be subject to the IFA's standard utility loan contract which will include but not be limited to the following conditions:

- A. General Fund Pledge.** The Recipient will be required to pledge its full faith and credit and taxing power within the limitations of Article XI, Sections 11 and 11 b, of the Oregon Constitution to pay the amounts due under the Loan Agreement and the Note. The Loan Agreement and the Note shall be payable from all legally available funds of the Recipient.
- B. Pledge of Net Revenues as Source of Repayment.** The Recipient will be required to grant to the State a security interest in and irrevocably pledge its Net Revenues of the Recipient's Water and Wastewater System and Enterprise Fund to pay all of the obligations owed by the Recipient to the State under the Loan Agreement and Note.
- C. Financial Covenants.** The Recipient shall charge rates and fees in connection with the operation of the Fresh Water and Discharge Wastewater System which, when combined with other gross revenues, are adequate to generate Net Revenues each fiscal year at least

equal to one hundred twenty (120%) of the annual debt service due in the fiscal year on the Loan, any outstanding senior lien obligations, and any outstanding Parity Obligations.

D. Easements/Farm Management Plan. The Recipient will have all the easements and farm management plan in place prior to first draw.

Program/Project Analysis

1. Need & Solution or Opportunity

The Port of Morrow’s wastewater system is a land application system, in which processed wastewater from food processors and other industry wastewater, is applied to irrigated farmland for growing crops. The Port had two Department of Environmental Quality (DEQ) permit violations that occurred between 2011-2013. The first violation was the permit limit for nitrogen loading, and the second violation was the permit limit for hydraulic loading. Both of the violations were resolved without penalty by the Port agreeing to and following the requirements of a Mutual Agreement Order (MAO) from the DEQ. However, the Port still needs to take the necessary actions to return to compliance going forward. Therefore, improvements to the wastewater system are necessary to achieve compliance with the terms and conditions of the DEQ Water Pollution Control Facilities (WPCF) permit.

In addition, the POM has reached its wastewater capacity and is unable to take on additional users until the current system is replaced or expanded. The Port considered an alternative to this expansion project, however it would have required investing \$40 million to construct a clarifier/pretreatment facility at the Port. This would have been a major investment for the Port to make and would have had significant impact on the customers’ utility rates. The best option at this time is to expand the current land application system to meet future needs of the Port and its customers.

2. Project Description/Contract-Ready Scope-of-Work

The recipient will use an Oregon licensed and registered engineer to complete the final design documents that will be approved by the Department of Environmental Quality and to construct the improvements to the land application system. The construction will include but not be limited to:

1. Install approximately 80,000 lineal feet (15 miles) of wastewater distribution pipelines;
2. Construction of approximately 5 pump stations; and
3. Construction of a new storage pond.

Due to a high berm on the new storage pond, the recipient will be required to get a Dam Safety Review approval from the Oregon Water Resources Department.

3. Proposed Workplan

Activity	Date
Bid pipe	2/2016
Complete easements/farm management plan	2/2016
Complete draft final design and plans specifications for DEQ and Oregon Water Resources Department review and approval	6/2016
Construction—Pipes, Pumps, Manifolds	11/2016
Construction—Pond	3/2017
Construction Complete	3/2017

4. Eligibility Criteria

Special Public Works Fund

The programmatic and financial sections of the Eligibility Checklist have been completed and the project has been determined to be:

- Eligible for funding under current ORS
 Not eligible for funding under current ORS

The detailed review is attached.

5. Other Comments:

A waiver will be completed as this exceeds the \$10 million threshold as outlined in OAR 123-042-0026(3)(a).

6. Recommended Disbursement and Monitoring Plan

The following is the minimum disbursement and monitoring plan recommended for this project and the applicant:

CONSTRUCTION PROJECTS—see SOP 001-06 for documentation

Activity	Status
Ongoing Monitoring	Projects are continually monitored through a two-way communication process between the state and the recipients and involves frequent telephone contacts, written communication, analysis of reports, audits, and periodic meetings
Desktop Monitoring	NA
Field Monitoring	Monitor on-site at the earlier of: A. 60% of funds being expended, or B. 24 months after the funds are awarded
Site Inspection	At project completion

Financial Review

1. Eligibility and Financing Recommendation:

The recommended source of financing is the Special Public Works Fund (SPWF) program. The Port of Morrow (POM) is an eligible entity and the wastewater improvement project is an eligible project for the SPWF program (ORS 285B.410(8)&(10) and OAR 123-042-0020(15)&(17)). The recommended financing consists of a loan in the amount \$12,618,567. There are no grants, subsidized interest or extended loan terms available for the project. The project qualifies for a term loan of 25 years with a direct loan interest rate of 3.41%.

2. Financing Structure:

The proposed SPWF loan will be structured in two phases. The first phase (Construction Phase) will accrue interest on actual funds disbursed. All accrued interest during the construction phase will be due prior to or with the first principal and interest payment. Construction is scheduled for completion by March 2017. The following table summarizes the Construction Phase interest estimate:

Construction Phase Interest Estimate—Port of Morrow—Discharge Water System Improvements

Estimated Beginning Date	Estimated Ending Date	Loan Principal Amount	Annual Interest Rate	Estimated Accrual Period*	Estimate Accrued Interest**
3/1/2016	12/1/2016	\$12,618,567	3.41%	9 months	\$161,400

*Number of Months. Based on a 30 day month, 360 day year. Actual accrual period depends on the dates funds are disbursed.

**The estimate of accrued interest during the initial accrual period is based on 1/2 the maximum loan amount drawn during the full accrual period. The actual amount of accrued interest due will be based on the dates and amounts of disbursement.

The second phase (Repayment Phase) will have constant annual payments of principal and interest sufficient to repay the outstanding principal balance within a 25 year period. The estimated first principal and interest payment will be due December 1, 2017. The loan may be prepaid in part or in full without penalty. The interest rate will be set at 3.41%. The table below summarized the Repayment Phase of the proposed financing:

**Repayment Phase Loan Summary
Port of Morrow—Discharge Water System Improvements**

Type	Award Amount	Forgivable Loan or Grant Amount	Loan Principal Amount	Interest Rate	Amortized (in years)	Est. Annual Payment*
SPWF	\$12,618,567	\$0	\$12,618,567	3.41%	25	\$758,200

*Actual payment will likely be different. Payment rounded to nearest \$100. Construction Period Interest is expected to be paid prior to or with the 1st scheduled P&I payment date.

3. Repayment Sources:

Enterprise Fund

The following table shows the combined historic (2013–2015 audited fiscal years) Statement of Revenues, Expenses, and Changes in Fund Net Position from the POM Enterprise Fund. The port maintains five business segments within its Enterprise Fund as follows:

1. Fresh Water: This accounts for revenues and costs of production and delivery of fresh water used by industrial consumers.
2. Discharge Water: This accounts for revenue and costs of disposal of water used by industrial consumers.
3. East Beach Utility: This accounts for revenue and costs of the utility system in the east beach industrial area.
4. SAGE Center: This accounts for revenue and costs of the SAGE Center, an interactive visitor’s center operated by the Port.

5. Site Development Operations: This accounts for revenue and costs associated with farming Port land, rental of industrial land, irrigated farm land, grazing land, commercial buildings and electricity generating plant, and economic development efforts to expand existing industries and site new industries.

Enterprise Fund—Port of Morrow

Performance Review	audited	audited	audited
FY Ending June 30th	2013	2014	2015
Beginning Net Position	43,159,542	45,792,501	54,918,254
Revenues			
Charges for Services	7,988,442	8,665,298	10,628,352
Other Operating Revenues	2,897,190	2,836,091	3,129,609
Operating Revenues	10,885,632	11,501,389	13,757,961
Grant Revenue	1,584,847	4,592,872	11,525,830
Other Non-Operating Revenues	3,364,192	5,692,826	253,787
Total Non-Operating Revenues	4,949,039	10,285,698	11,779,617
Total Revenues	15,834,671	21,787,087	25,537,578
Expenditures			
Labor	2,261,063	2,736,718	3,163,982
Depreciation	3,265,610	3,551,506	4,131,471
Other Operating Expenses	3,417,691	3,993,008	4,380,983
Total Operating Expenses	8,944,364	10,281,232	11,676,436
Operating Income	1,941,268	1,220,157	2,081,525
Interest Expense	1,753,848	1,353,269	1,293,088
Other Non-operating Expense	3,500	4,000	4,500
Total Non-operating Expenses	1,757,348	1,357,269	1,297,588
Total Expenses	10,701,712	11,638,501	12,974,024
Change In Valuation	(2,500,000)		(1,500,000)
Change in Net Position	2,632,959	10,148,586	11,063,554
Adjustments accounting change		(1,022,833)	
Ending Net Position	45,792,501	54,918,254	65,981,808

The Operating Revenue increased 6% in 2014 and 20% in 2015 primarily due to the significant increases in Water Usage revenue and Water Discharge revenue. Operating Expenses increased 15% in 2014 and 14% in 2015.

For debt service of this loan, the POM will rely on two segments of its Enterprise Fund, the Discharge Water segment and the Fresh Water segment. The following table shows the combined historical revenue and expenses of those combined segments for the fiscal years 2013–2015:

Discharge and Fresh Water—Net Position—Port of Morrow

Performance Review	audited	audited	audited
FY Ending June 30th	2013	2014	2015
Beginning Net Position	5,522,773	7,328,006	8,340,889
Revenues			
Charges for Services	4,778,072	5,362,581	7,298,028
Other Operating Revenues	186,532	200,941	192,517
Operating Revenues	4,964,604	5,563,522	7,490,545
Interest and Miscellaneous			30,342
Other Non-Operating Revenues		19,290	
Total Non-Operating Revenues	0	19,290	30,342
Total Revenues	4,964,604	5,582,812	7,520,887
Expenditures			
Personal Services	1,291,881	1,435,417	1,585,949
Materials & Services	1,746,817	1,793,252	2,240,598
Total Operating Expenses	3,038,698	3,228,669	3,826,547
Net Operating Income	1,925,906	2,334,853	3,663,998
Depreciation	683,108	784,625	986,669
Debt Service	37,565	109,264	222,427
Total Expenses	3,759,371	4,122,558	5,035,643
Net Revenues	1,205,233	1,460,254	2,485,244
Net Transfers/Adjustments	600,000	(447,371)	0
Ending Net Position	7,328,006	8,340,889	10,826,133

The Operating Revenue increased 12% in 2014 due to volume and rate increases. In 2015 there was a 36% increase in revenue due to increased volume. Operating Expenses increased 3% in 2014 and 25% in 2015. The large increase in 2015 was primarily due to planned and expected repairs.

Full Faith and Credit (LTGO)

The Loan shall be payable from the general fund of the Borrower and shall be a full faith and credit obligation of the Borrower which is payable from any tax the Borrower may levy within the limitations of Article XI of the Oregon Constitution.

The table below shows the Port’s historic General Fund Statement of Revenues and Expenditures for the past three audited fiscal years ending June 30, 2015.

The Port's General Fund Operating Revenue has shown a steady increase over the last 3 years. Total Revenue has seen larger increases primarily due to revenue from the Bond Handling Charges the Port receives from Industrial Revenue Bonds (see *NOTE in section 5 Existing Obligations). The Port's Operating Expenses show a spike in 2014. This spike is primarily due to a onetime expense in which all Port staff received a bonus (approved by the Port's Commission). In 2015 the total Operating Expenses returned to 2013 levels.

General Fund–Port of Morrow

Performance Review	audited	audited	audited
FY Ending June 30th	2013	2014	2015
Beginning Fund Balance	278,236	429,184	500,701
Revenues			
Property Taxes	125,022	134,680	138,615
Other Operating Revenues	6,984	8,160	9,198
Operating Revenues	132,006	142,840	147,813
Interest and Miscellaneous	563	3,042	3,036
Bond Handling Charges	346,750	412,225	614,975
Total Non-Operating Revenues	347,313	415,267	618,011
Total Revenues	479,319	558,107	765,824
Expenditures			
Personal Services	173,468	341,982	197,761
Materials & Services	242,102	180,380	217,696
Total Operating Expenses	415,570	522,362	415,457
Net Operating Income	(283,564)	(379,522)	(267,644)
Capital Outlay	76,801	128,228	127,035
Debt Service	0	0	0
Total Expenses	492,371	650,590	542,492
Net Revenues	(13,052)	(92,483)	223,332
Net Transfers/Adjustments	164,000	164,000	84,000
Ending Fund Balance	429,184	500,701	808,033

4. Debt Service Analysis:

Net Revenues for Debt Coverage: The following table reflects that the projected Net Revenues of the Enterprise Fund segments, Fresh Water and Discharge Water, are necessary to provide the required 1.20 debt service coverage.

**Water and Discharge Summary of Revenues, Expenditures, and Debt Service Coverage
Port of Morrow**

PRO FORMA	Current FY		Projected			
Year (ending June 30th)	2016	2017	2018	2019	2020	2021
Beginning Net Position	10,826,133	11,828,311	12,663,476	12,958,949	13,314,384	13,732,779
Operating Revenues						
Water and Discharge Revenue	7,225,000	7,586,250	7,965,563	8,363,841	8,782,033	9,221,134
Water Co-Generation Fixed Fee	75,100	75,100	75,100	75,100	75,100	75,100
Discharge pre-treatment fee	396,690	396,690	396,690	396,690	396,690	396,690
Total Operating Revenues	7,696,790	8,058,040	8,437,353	8,835,631	9,253,823	9,692,924
Operating Expenses						
Personal Services	2,218,500	2,329,425	2,445,896	2,568,191	2,696,601	2,831,431
Materials & Services	2,368,750	2,487,188	2,611,547	2,742,124	2,879,230	3,023,192
Total Operating Expenses	4,587,250	4,816,613	5,057,443	5,310,315	5,575,831	5,854,623
Debt Service						
Funds Avail for Debt Coverage	3,109,540	3,241,427	3,379,910	3,525,316	3,677,992	3,838,301
Existing Loan 1	509,362	509,362	509,362	509,362	509,362	509,362
IFA Proposed Loan	0	161,400	758,200	758,200	758,200	758,200
Total Debt Service	509,362	670,762	1,267,562	1,267,562	1,267,562	1,267,562
Debt Service Coverage Ratio	<i>6.10</i>	<i>4.83</i>	<i>2.67</i>	<i>2.78</i>	<i>2.90</i>	<i>3.03</i>
Other Activities						
Cash Avail After Debt Service	2,600,178	2,570,665	2,112,348	2,257,754	2,410,430	2,570,739
Capital Outlay (OUT)	(1,550,000)	(1,627,500)	(1,708,875)	(1,794,319)	(1,884,035)	(1,978,236)
Other Non-Operating Activity	60,000					
Net Other Activity	(1,490,000)	(1,627,500)	(1,708,875)	(1,794,319)	(1,884,035)	(1,978,236)
Net Transfers & Adjustments	(108,000)	(108,000)	(108,000)	(108,000)	(108,000)	(108,000)
Ending Net Position	11,828,311	12,663,476	12,958,949	13,314,384	13,732,779	14,217,282

The POM provided the above proforma, which shows an annual 5% increase in user revenue, and 5% increase in operating cost. The POM commission can adjust user rates by resolution as needed, which they did in 2013 and 2015. IFA stress tested the above proforma. With an approximate 20% loss of revenue, the applicant would still be able to maintain the required 1.20 debt service coverage. Barring any catastrophic events or doomsday business scenarios, the assumption that the Port will be able to maintain the required debt service coverage appears reasonable and likely.

5. Existing Obligations:

The table below reflects the POM’s debt service requirements as of their last audit. All of the IFA’s loans have been paid as agreed.

Summary of Outstanding Debt Obligations—Port of Morrow

Loan Source	June 30, 2015, Balance	Annual Debt Service	Payment Source	Maturity
Enterprise Port Revenue Bonds				
2010A Issue	\$3,155,000	\$390,007	Site Development	2025
2011A Issue	\$3,550,199	\$589,313	Site Development	2021
2013A Issue	\$6,685,000	\$941,585	Site Development	2025
2013FFC Issue	\$6,240,000	\$640,150	Discharge and Site	2032
2014FFC Issue	\$7,870,000	\$592,850	Warehousing	2034
Enterprise Notes Payable				
Special Public Works #2 L96015	\$69,090	\$73,235	Discharge	2015
Special Public Works #3 L97005	\$124,609	\$46,618	Site Development	2018
Special Public Works #4 B01005	\$391,246	\$67,306	Discharge	2022
Special Public Works #5 W03004	\$523,872	\$68,300	Site Development	2025
Special Public Works #6 W03005	\$542,572	\$52,885	Site Development	2030
Special Public Works #7 L07003	\$1,776,890	\$139,459	E Beach Utility	2034
Special Public Works #8 X13003	\$4,794,868	\$286,521	Discharge	2040
Enhanced Capital A	\$3,131,000	\$34,504	Site Development	2040
Enhanced Capital B	\$709,000	\$7,813	Site Development	2040
NMHG Financial Services	\$483,273	\$172,722	Warehousing	2018
<i>Self-Supporting Debt</i>	\$40,046,619	\$4,103,268		
Gross Bonded Debt	\$40,046,619	\$4,103,268		

NOTE: \$325,775,000 of Industrial Revenue Bonds are not included in the obligations listed above. As noted in the POM Financial Report: “The bonds are not a liability or contingent liability of the POM or a lien on any of its properties or revenues other than the industrial facilities for which they were issued. The facilities and the related receipts from lease rentals are pledged for payment of the bonds. All monies are received and disbursed by designated trustees. Accordingly, the bond liability and related receivables are not reflected in the Port’s financial statements.”

6. Top Ten Largest Customers

Port of Morrow—Freshwater and Discharge System Ten Largest Customers

Customer Name	Annual	% of Total	Annual	% of Gross Revenue
Lamb Weston West Orig Plant	1,054,330.00	30.1%	\$2,403,872.43	29.1%
Lamb Weston East	707,815.08	20.2%	\$1,743,778.25	21.1%
Coyote Springs #1	557,441.77	15.9%	\$687,379.66	8.3%
Coyote Springs #2	458,371.87	13.1%	\$561,717.00	6.8%
Columbia River Processing	329,567.00	9.4%	\$1,073,416.79	13.0%
Oregon Potato Co.	243,969.10	7.0%	\$556,249.63	6.7%
Boardman Foods	125,860.00	3.6%	\$241,651.20	2.9%
JSH Farms	20,878.90	0.6%	\$19,834.97	0.2%
City of Boardman Mgmt Fee	1.00	0.0%	\$10,000.00	0.1%
Watts Bros. (ConAgra)	12.00	0.0%	\$4,200.00	0.1%
Total	3,498,246.72	100.0%	\$7,302,099.93	89%

As noted in the POM financial statement, a material part of the Port's total revenue is dependent upon one customer, the loss of which would have a materially adverse effect on the Port. During the year ended June 30, 2015, ConAgra-Lamb Weston accounted for \$5,067,910 equally approximately 35% of the Port's operating revenues. Port of Morrow has done business with Lamb Weston for over twenty years. ConAgra is a large publicly traded company on the New York Stock Exchange and recently completed a \$200+ million expansion of its frozen potato production plant at the POM's industrial park.

7. Demographics Data and Underwriting Standards:

Counties	2015 Certified Population	2010 Census Population	Population % Change 2010-15	2014 Per Capita Personal Income	2015 Annual Unemployment Rate Not Seasonally Adjusted	% of Statewide Unemployment rate	2014 MHI
Oregon	4,013,845	3,831,074	4.77%	\$ 41,220	5.4	100.0%	
Morrow County	11,630	11,173	4.09%	\$ 42,033	4.9	90.7%	\$ 50,443

The typical IFA financial indicators and Financial Summary page has not been included. Due to the applicant's number of commercial entities, and lack of residential users it would not have provided an accurate picture of their credit worthiness. With approval of the above mentioned waiver (exceeding \$10 million loan cap), according to department policy, the applicant does qualify for the recommended SPWF financing.

APPROVAL:

The loan portion of this project will be in the Oregon Bond Bank

Funds are available for the award

Signature on file _____

2/4/2016 _____

David Barnett, Senior Finance Accountant, Business Oregon

Date

SPWF Loan

Approve project and recommendation as submitted

Approve project and recommendation with the following modifications:

Signature on file _____

2/4/2016 _____

Robert Ault, Interim Assistant Director, Infrastructure Finance Authority

Date

IFA Board Approval Required for Loans over \$3,000,000 and Grants over \$500,000

This project exceeds the regular approval dollar amount as seen on page one.

It has been moved, and motion granted, Infrastructure Finance Authority Board approves the award

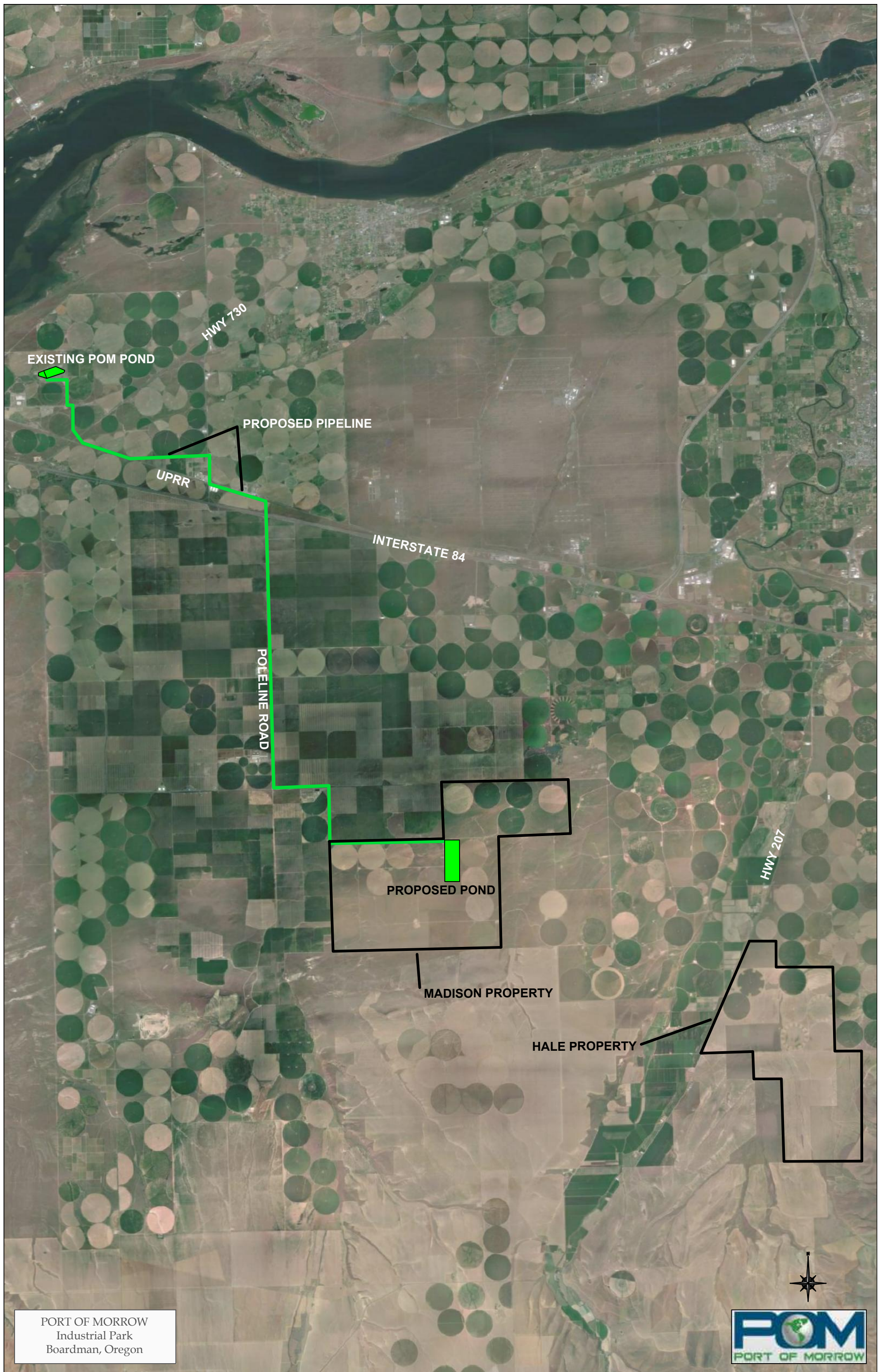
Board Action Request Memo is attached to this Staff Recommendation

Signature on file _____

2/12/2016 _____

Assistant Director, Infrastructure Finance Authority

Board Meeting Date



EXISTING POM POND

HWY 730

PROPOSED PIPELINE

UPRR

INTERSTATE 84

POLELINE ROAD

PROPOSED POND

HWY 207

MADISON PROPERTY

HALE PROPERTY



Date: February 3, 2016

To: Infrastructure Finance Authority Board

From: Robert Ault, Interim Assistant Director
Tawni Bean, Regional Coordinator
Ed Tabor, Finance Officer

Subject: Request for Board approval to award a \$12,618,567 Loan from the Special Public Works Fund Program for the Port of Morrow's Wastewater System Improvements—Final Design and Construction

Requested Action:

- Information Only
- For Board Input Discussion
- For Board Action (Please see Recommended Motion)

Issue:

The Port of Morrow requests a loan of \$12,618,567 for the design and construction of the Port's Wastewater System Improvements.

This loan is presented to the IFA Board for review and approval because the award amount exceeds the staff loan threshold of \$3,000,000.

Background:

The Port of Morrow's wastewater system is a land application system, in which processed wastewater from food processors and other industry wastewater, is applied to irrigated farmland for growing crops. The Port had two Department of Environmental Quality (DEQ) permit violations that occurred between 2011-2013. The first violation pertained to the permit limit for nitrogen loading, and the second violation pertained to the permit limit for hydraulic loading. Both of the violations were resolved without penalty by the Port agreeing to and following the requirements of a Mutual Agreement Order (MAO) from the DEQ. However, the Port still needs to take the necessary actions to return to compliance going forward. Therefore, improvements to the wastewater system are necessary to achieve compliance with the terms and conditions of the DEQ Water Pollution Control Facilities (WPCF) permit.

In addition, the Port of Morrow has reached its wastewater capacity and is unable to take on additional users until the current system is replaced or expanded. The Port considered an

alternative to this expansion project, however it would have required investing \$40 million to construct a clarifier/pretreatment facility at the Port. This would have been a major investment for the Port to make and would have had significant impact on the customers' utility rates. The best option at this time is to expand the current land application system to meet future needs of the Port and its customers.

Discussion:

In order to achieve compliance with the terms and conditions of the DEQ permit the Port will complete design and construction on approximately 80,000 lf (15 miles) of wastewater distribution piping; construction of approximately 5 pump stations; as well as construction of a new lagoon.

Funding Summary:

The recommended source of financing is the Special Public Works Fund (SPWF) program. The Port of Morrow is an eligible entity and the wastewater improvement project is an eligible project for the SPWF program (ORS 285B.410(8)&(10) and OAR 123-042-0020(15)&(17)). The recommended financing consists of a loan in the amount \$12,618,567. There are no grants, subsidized interest or extended loan terms available for the project. The project qualifies for a term loan of 25 years with a direct loan interest rate of 3.41%.

Recommendation:

Staff recommends the Board approve the award of a \$12,618,567 loan from the Special Public Works Fund Program for the final design and construction of the Wastewater System Improvements for the Port of Morrow as described above.

Recommended Motion:

Move: The Infrastructure Finance Authority Board approve the award of a \$12,618,567 loan from the Special Public Works Fund Program for the final design and construction of Wastewater System Improvements for the Port of Morrow.