

## **Summary of work to be conducted and questions to be answered as laid out in Railroad Workshop held February 5, 2025**

Port staff and attorney, with the assistance of consultants as needed, will gather information regarding the following topics:

1. What is the history of the line? How did it come to the Port?
2. How is the railroad currently being used?
3. What are potential and future benefits and uses of the railroad and right of way by the Port?
  - a. How is that impacted by the sale of the rail and/or right of way?
4. What benefit does the Port derive from selling?
5. What is CWW's vision for the future uses of the railroad and right of way?
  - a. How is this impacted by sale/no sale?
6. What is CWW's history with operation of this rail line?
7. There are different types/degrees of sale of the railroad, what are those types of sales (e.g. sale of the track but not the land underneath).
  - a. Examples
  - b. Feedback from other jurisdictions on how/what was sold
    - i. Pros and cons
  - c. Use of a "claw back" clause to allow Port to buy back the railroad if it was not used as a railroad. Provide examples.
  - d. Pros and cons? For example:
    - i. Are clawbacks ironclad, or are there instances in which it would not remain valid?
8. CWW states they will not pay the appraised value:
  - a. What is the lawful process for selling the railroad?
  - b. What are the consequences for selling under appraised value?
  - c. Is there a lawful process for selling under appraised value?
  - d. What will CWW pay?
9. What is the current burden on the Port for management/operation of the railroad?
10. What funding opportunities for improving the railroad have been available for the past 5 years? What has been done to take advantage of those funding opportunities?
  - a. Examples of both successful and unsuccessful grants.
11. What other lease options are there? Are there other potential lessees?
12. Could funding cuts to the US Army Corps of Engineers affect the river navigation system and grain shipping? How might that affect rail shipping?