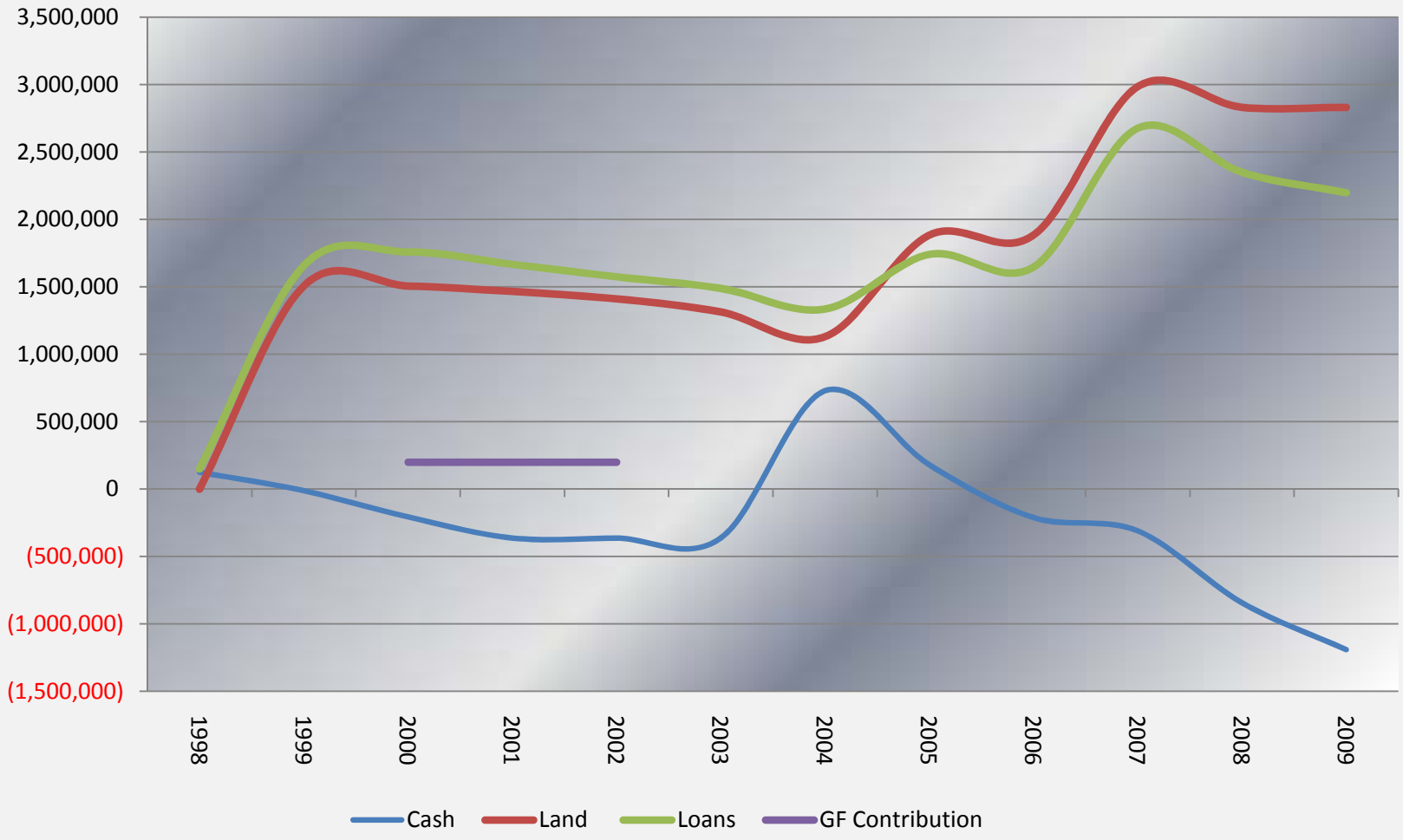PORT AUTHORITY - Economic Development Land Carrying Costs of Approximately $300,000 Annually Have Lead to a Fiscal Deficit