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# Community Report

A NEWS UPDATE FROM THE



Port of Vancouver USA

MAY 2020



Julianna Marler  
CEO



## Ahead Full Sail

When Gov. Jay Inslee issued his Stay Home, Stay Healthy order in response to the COVID-19 health crisis, it came as no surprise to us at the Port of Vancouver USA that marine terminals were considered essential services.

Ports play a key role in moving much-needed goods in and out of the region and keeping our nation's supply chain moving at a critical time. Our marine and terminal operations continue to run smoothly due to the hard work of the men and women who come to work each day to keep the port safe, the trucks rolling, the trains moving and the ships loading and unloading.

Port administrative staff are working remotely during the social distancing directive and continue to advance the Terminal 1 project, conduct commission meetings by teleconference, and in March, we completed our annual accountability and financial audit. Members of our environmental team continue to perform stormwater inspections, sampling and reporting.

The port is also home to over 50 industrial tenants and our Commercial and Economic Development teams are reaching out to them and their customers to understand potential impacts to their businesses and share helpful resources. Assisting these businesses and their associated jobs is of utmost importance to us.

There is a nautical saying, "We cannot control the wind, but we can direct the sail." We understand these are difficult times but are confident that as we navigate the stormy seas, we can continue to deliver what we do best—economic benefit and opportunity for our community.

## Ports Play Key Role in Global Supply Chain

Communities around the globe continue to be impacted by the ever-evolving effects of the COVID-19 virus. During this unprecedented time, the importance of supply chains and the movement and delivery of products have risen to the forefront of public interest across the nation. "Ports play a critical role in our nation's supply chain—as much as 75% of the products Americans use every day come through a port," said port Chief Commercial Officer Alex Strogen.

For 108 years, the Port of Vancouver has been a leader in marine and industrial business, handling more than eight million tons of cargo annually. "Handling so many different types of goods and materials is an amazingly complex web of businesses," described Strogen. During normal operations, nearly 4,000 people come to work at this port which serves as an economic engine locally, while simultaneously connecting countless American communities to the world."

Grain continues to be our largest export commodity by volume and our tenant, United Grain Corporation, operates the largest grain facility on the West Coast moving wheat, soybeans and corn to primarily Asian markets. Some of these grains come back to us as crackers, breads and noodles we enjoy.

Vancouver residents may have seen the impressive wind components coming through the port—bound for various wind projects across the U.S. and Canada. The port also receives raw steel slabs used in the construction industry and nitrogen fertilizer used for northwest crops. Subarus driven in the Pacific Northwest probably came through the Port of Vancouver. Exports include copper concentrate used in Asia for wiring and electric car batteries, and shredded steel which goes overseas and is recycled into new appliances.

"Maintaining the movement of cargo through the supply chain is at the core of what ports do," said port CEO Julianna Marler. "These are challenging times, but we are committed to maintaining service levels to our customers and tenants and keeping our terminal fully operational."

Longshore workers, stevedores, ship agents, river and bar pilots, ship and vessel operators, truck drivers, rail crews, terminal operations, security and maintenance staff plus many more are keeping the supply chain moving. As the world works to recover from the COVID-19 health crisis, the important role ports, port workers and supply chains have, often working behind the scenes, is very evident and greatly appreciated.

The port has added a [COVID-19 Response page](#) to its website to provide updated information to the public, tenants and customers on port operations and activities.



*The Standifer shipyards built both wooden and steel ships at its Vancouver locations between 1918 and 1921 to aid in the World War I effort*

## Terminal 1 Site Improvements Begin

Progress continues on the redevelopment of the Port of Vancouver's Terminal 1 waterfront development. Ground stabilization was completed in March for the AC Hotel by Marriott, a portion of the Renaissance Trail, the Vancouver Landing project and future dock work. This work provides the structural support needed to minimize impacts of a seismic event.

Contractor Keller North America, hit some unexpected challenges related to the site's use as a shipyard more than a century ago. Crews spent nearly two months excavating and

extracting more than 700 timber pilings left behind from the old shipyard.

Hotel construction will be delayed due to the COVID-19 construction moratorium, but the new hotel is expected to open late 2021 or early 2022.

### **VANCOUVER LANDING:**

Work on the improvements to Vancouver Landing (the amphitheater area) continues as Greenworks, the port's landscape designer, proceeds through the design process. Next steps are to submit the final designs to the City of Vancouver in mid-April and proceed

with the bid process for construction work to begin in June. This project will transform the frontage area with new landscaping, increase the seismic capacity of the existing dock and install common utility infrastructure to service both the AC Hotel by Marriott and future Block B development. The project is on a tight timeline in order to meet the 2020 in-water work window (a period of time least disruptive to migrating fish as required by the regulatory agencies) so that the project can be substantially complete by April 2021.

### **ADDITIONAL BLOCKS AT TERMINAL 1:**

The port is in the negotiation stages with a second developer, Lincoln Property Company West, who unveiled design proposals at a commission workshop last year. Lincoln is proposing a tiered, mixed-use design approach to two blocks on the north side of Columbia Way near the railroad berm.

### **WEBSITE LAUNCH:**

The project hit another milestone with the launch of [www.discoverterminal1.com](http://www.discoverterminal1.com) earlier this year. The website provides background information and status updates on the development's progress. Features include Terminal 1's history, overall project timeline, commitment to sustainable development, and key partners.

For more updates on this project, visit [discoverterminal1.com](http://discoverterminal1.com) or sign up to receive the Terminal 1 newsletter, Waterfront Views, on the contact page of our website.

## Smart Growth: Important For Our Future

'Going green' can be as simple as choosing recyclable options, traveling with a reusable water bottle, or taking steps to save electricity. These are all great ways to be conscious of your individual choices, but how do you sustainably develop a port?

According to the SmartGrowth.org / US Environmental Protection Agency, "smart growth" covers a range of development and conservation strategies that help protect our health and natural environment and make our communities more attractive, economically stronger, and more socially diverse.

At the Port of Vancouver, we have embraced smart growth with our new facilities and developments. Here's a look at some ways the port is leading the way in environmental planning.

In 2018, the port's Centennial Industrial Building (CIB) was completed and achieved Green Globes Designed and Built, which is awarded by the Green Building Initiative for prioritizing sustainable development.

This modern industrial facility was designed to maximize efficiency, be environmentally conscious and provide a long-term benefit to building tenants. CIB's sustainable elements include a solar-ready roof, bird safe windows and lighting, skylights, native vegetation, enhanced stormwater treatment, ride-share parking spaces, and it is electric vehicle station-ready.

Current building tenant Hawthorne Hydroponics LLC employs green practices such as recycling cardboard, pallets, and recycling plastic trimmings from trays it manufactures. Hawthorne passes the trimmings to a local business that grinds it down into pellets which are then recycled into new trays. This has resulted in nearly 400,000 pounds of plastic being kept out of landfills since October 2018!

The port's Terminal 1 waterfront project incorporates sustainable practices and thoughtful designs. In September 2019 the project's development plan achieved LEED-Neighborhood Gold certification from the US Green Building Council.



LEED stands for Leadership in Energy and Environmental Design and is the most widely used green building rating system in the world.

The port's design standards for Terminal 1 call for all new buildings to be constructed to a minimum LEED Gold Certification or better. Vesta Hospitality's AC Hotel by Marriott will be the first project constructed on the site and will feature sustainable elements both during construction and upon completion.

The port looks forward to continuing our efforts for smart growth in future projects and expansions.





## Meet Commissioner Burkman

The port welcomes Commissioner Jack Burkman to our team. He joins the port with broad business experience and a long history of community leadership.

His work in the community began with his local neighborhood association and transitioned to serving 12 years on the Vancouver City Council and other boards including the Regional Transportation Council, C-Tran, and Clark College Board of Trustees, just to name a few.

In the private sector, Commissioner Burkman began his business career at Hewlett Packard advancing from engineer to R&D manager leading the development and commercialization of new technology and products for global markets. He retired after 28 years and brings a wide range of business and technical skills to the port.

“This position will allow me to use my transportation expertise and my past experiences, while also helping to lay the foundation for future generations,” said Burkman.

One of Commissioner Burkman’s interests is the economic growth ports bring to their communities. “I believe in the philosophy of ports and investments for the long-term,” he said. The loop track at Terminal 5 and the Terminal 1 waterfront development are projects he says will bring economic benefit to the region.

Outside of his commission duties, Burkman is an avid bird photographer and enjoys time outdoors. Burkman and his wife Sherry have three adult children and seven grandchildren.

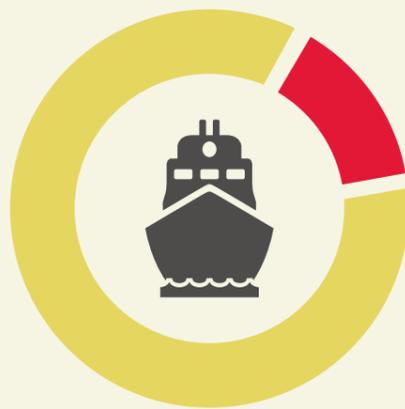
Commissioner Burkman was elected in November 2019 and took office in January 2020. To read the full story visit [portvanusa.com/commission](http://portvanusa.com/commission).

# 2019 By the Numbers

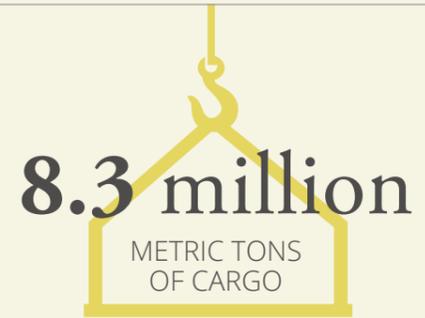
In 2019, gains in both overall export and import tonnage contributed to the port posting its sixth consecutive record-tonnage year. Increases in both vessel calls and rail cars contributed to the port moving 8.3 million metric tons of cargo for a value of approximately \$5 billion.

The port’s tonnage and cargo mix are good reflections of national and global markets because materials essential to many industries are moving through the Port of Vancouver. This includes grains, steel, copper concentrate, wind energy components, pulp and fertilizer.

For a complete look at the port’s 2019 Year in Review go to: [www.portvanusa.com/community/year-in-review](http://www.portvanusa.com/community/year-in-review).



83% EXPORTS  
17% IMPORTS



8.3 million  
METRIC TONS OF CARGO



69,632  
TOTAL RAIL CARS



99%  
INDUSTRIAL OCCUPANCY



4% INCREASE IN GRAINS EXPORTED



2.9% INCREASE IN STEEL IMPORTS



397  
VESSEL CALLS



86,566  
AUTOS IMPORTED



3,400  
METRIC TONS IN WIND TURBINE IMPORTS

# Tenant Spotlight: MARKS Design and Metalworks

The port welcomed MARKS Design and Metalworks, LLC (MARKS) as one of our newest tenants earlier this year. MARKS is a leader in designing and fabricating many types of stainless-steel vessels including brewery and distillery systems, wine vessels, methane extraction systems, cannabis extraction equipment, and other engineered products.

MARKS began fabricating in Vancouver in 2008 and after years of significant growth, it was clear that a larger facility was needed. It took MARKS some time to find the right opportunity for expansion, when the Trimac facility at the port became available. Through this partnership, the port has been integral in getting MARKS moved in and operational in their new space. Over these last few months, the MARKS team has been moving into their new space with a focus on growing their team and building a culture of collaboration, passion and quality.

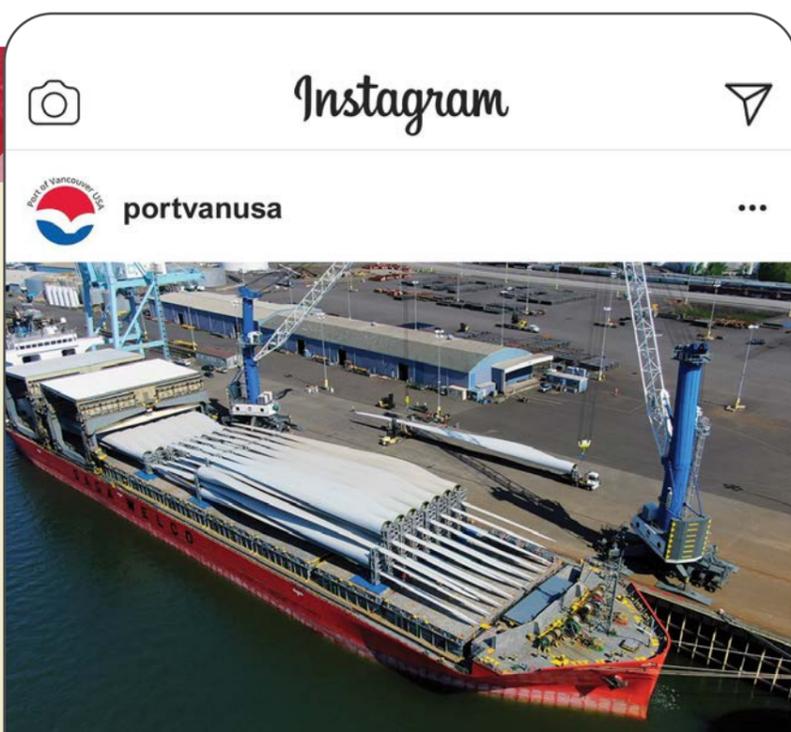
The popularity of craft brewing, hard seltzer and the diversification of craft beverages have contributed to their continued growth, and their fabrication talents extend beyond those industries to include industrial processing, storage and finding unique solutions to product extraction and automation.

"If it needs stainless steel, we're your go-to," said owner and manager Mary Novak-Jandrey. "The variety of fabrication and engineering we bring to the table when partnered with our leading craftsmanship and quality, provides top of the line products and innovative solutions."

With the ongoing challenges and effects of the COVID-19 pandemic, MARKS continues to persevere. "We're holding the course and working with our employees during this uncertain time," said Jim Paulsen, MARKS' President. The port is proud to partner with MARKS to help grow their business and keep these local jobs in Vancouver. Earlier this year, MARKS was able to hire some employees from the building's previous port tenant, Trimac.

"We're looking forward to getting back to full-speed, and when the new facility is operational a celebration is definitely in order," said Paulsen.

Be sure to follow MARKS on social media for updates on the facility and visit their website at [marksdmw.com](http://marksdmw.com) for an in-depth look at their manufacturing, engineering solutions, parts store, brewing systems and how they can help take your business to the next level.



## Follow us on Instagram!

Follow [@portvanusa](https://www.instagram.com/portvanusa) for stunning photos and fun facts about trains, grains and cranes and all the great work we do here at the Port of Vancouver.

**MAKE SURE TO FOLLOW US ON ALL OF OUR SOCIAL CHANNELS:**



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