



AGENDA
PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
3103 NW Lower River Road, Vancouver, WA 98660
Tuesday, March 10, 2026

In accordance with the Open Public Meetings Act (OPMA), the Port of Vancouver Board of Commissioners meeting will be open to in-person attendance. Options for viewing and/or participating in the meeting to provide virtual oral comment will also be accommodated (see details below). The Board members will be attending this meeting in person.

*Public testimony will be accepted under Open Forum. **Advance registration will be required for individuals who want to provide virtual oral testimony (see details below).***

The business meeting and workshop (Items A – L) are recorded and broadcast live on CVTV cable channels 21, 23 / HD 323, and at www.cvtv.org.

A) CALL TO ORDER (9:30 a.m.)

B) EXECUTIVE SESSION

None

C) OPENING REMARKS (9:30 a.m.)

- 1) Opening Remarks
- 2) Approve Minutes of the February 10, 2026, Regular Meeting

D) OPEN FORUM

- 1) Public comment -To provide virtual oral comment during the board meeting, you must register no later than 12:00 p.m. Monday, March 9, 2026, by emailing povcommissioners@portvanusa.com**

PUBLIC HEARING

- 1) Resolution 1-2026 Comprehensive Scheme Amendment – Action Item E-1
To provide virtual oral comment during the public hearing, you must register no later than 12:00 p.m. on Monday, March 9, 2026, by emailing povcommissioners@portvanusa.com

E) ACTION ITEMS

- 1) Adopt Resolution 1-2026: Amend the Comprehensive Scheme of Harbor Improvements and Industrial Development for the Port of Vancouver USA

F) UNFINISHED BUSINESS

1) Port Contracts Logs

G) NEW BUSINESS

H) ACCOUNTS PAYABLE

Voucher Numbers	126920 - 127201	\$	4,477,763.55
Electronic Payments	02/01/2026 - 02/28/2026	\$	1,809,126.64
Payroll Voucher Numbers		\$	829,823.25
Checks	52244927 - 52244928		
Direct Deposits	60001 - 60133		
	90001 - 90134		

I) CEO REPORT

1) Project Updates

J) COMMISSIONERS REPORTS

K) UPCOMING EVENTS

L) WORKSHOP

None

M) SIGN DOCUMENTS

N) ADMINISTRATIVE UPDATE/WORK SESSION

Industrial Property Update

O) ADJOURNMENT

****Public comments are welcome during Open Forum. Individuals requesting to provide virtual oral comment must register in advance via email to povcommissioners@portvanusa.com no later than 12:00 p.m. on Monday, March 9, 2026. All individuals will have three minutes to read their comments into the record and will be asked to provide their name and city of residence for the record. No public comments will be read into the record by the port. Written comments not intended to be read by the community member and received by 9:30 a.m. Tuesday, March 10, 2026, will become part of the official meeting record and will be provided to the Commission.**

Further instructions for accessing the virtual meeting (for virtual oral comment) will be provided upon registration. Please call the Port of Vancouver at (360) 693-3611 with questions. Visit the port's website at www.portvanusa.com for more information.

Agenda Item No. C-2

REQUEST FOR COMMISSION ACTION PORT OF VANCOUVER USA

REVIEWED BY:

	Executive Assistant	03/10/2026
Betsy Rogers	Title	Date

APPROVED BY:

Title

SUBJECT: Minutes of the February 10, 2026, Regular Meeting

BACKGROUND:

Please see attached minutes.

Additional Information Attached: Minutes of 02/10/2026 Regular Meeting

RECOMMENDATION: That the Port of Vancouver USA Board of Commissioners adopts and executes the minutes of the February 10, 2026, Port of Vancouver USA Board of Commissioners Regular Meeting as presented.

Submitted by: *Juliana Marlon*, CEO

Date Action Taken _____ **Motion By:** _____

Approved: _____ **Seconded By:** _____

Deferred To: _____ **Unanimous: Yes** ___ **No** ___

**PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS
REGULAR MEETING
Tuesday, February 10, 2026**

CALL TO ORDER

Commission President Orange called a regular meeting of the Port of Vancouver Board of Commissioners to order and open to the public at 9:30 a.m., Tuesday, February 10, 2026, at the at the Port of Vancouver USA Administrative Office, 3103 NW Lower River Road, Vancouver, Washington 98660.

OPENING REMARKS

Commissioner Orange welcomed everyone to the commission meeting. He announced no executive session was held and that the meeting is being recorded. He stated this meeting is a hybrid meeting so that along with everyone present in the meeting, anyone who wants to make virtual oral comment can use Zoom. He then invited guests to participate in the Pledge of Allegiance.

APPROVAL OF MINUTES

Regular Meeting of January 13, 2026

On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried unanimously, the Board of Commissioners approve the minutes of the January 13, 2026, regular meeting.

OPEN FORUM

Commissioner Orange asked if anyone had signed up to speak during open forum. CEO Marler stated no one signed up in advance to provide virtual oral comments and confirmed there was no one in the audience who signed up for public comment.

ACTION ITEMS

E-1 Approve Second Amendment to Lease between the Port of Vancouver USA and Kaseberg Transport Inc.

Lori Kaylor, Industrial and Maritime Sales Manager, presented the action item to the commission. On motion by Commissioner LaBrant, seconded by Commissioner Lentz, and carried unanimously, the Board of Commissioners approve and authorize the CEO to execute the Second Amendment to Lease at 3301 NW Lower River Road between the Port of Vancouver USA and Kaseberg Transport Inc.

UNFINISHED BUSINESS

Port Contracts Logs

The commissioners reviewed the port contracts logs. CEO Marler reminded everyone that the contracts logs are provided to the Commission on a monthly basis and are available on the port's website. No questions were asked from the Board.

No additional unfinished business was considered.

NEW BUSINESS

No new business was discussed.

ACCOUNTS PAYABLE

Nick McEntire, Accounting Manager presented the action item as contained in the Commission's packet and discussed the recommendation with the Commission.

On motion by Commissioner LaBrant, seconded by Commissioner Lentz and carried unanimously, the Port of Vancouver USA Board of Commissioners, by motion, ratifies and approves the payment of January 2026 Vouchers 126488-126917 in the amount of \$7,930,685.79 including Electronic Payments generated between 01/01/2026-01/31/2026 in the amount of \$2,085,036.84 and January 2026 Payroll Checks 52237874 and 52241262 and Direct Deposits 20001-20132 and 40001-40136 in the amount of \$811,432.87.

CEO REPORT

Project Updates

Mark Newell, Project Delivery Manager provided an update on port projects including:

- Terminal 1 Dock Bulkhead Wall Project
- Building 3103 Office Renovations
- Berth 13 & 14 General Service Upgrades
- Berth 7 Rehabilitation and Maintenance
- Berth 5 Maintenance
- EV Chargers Phase 2
- Renaissance Trail Segment 4 & 5

COMMISSIONERS REPORTS

Commissioner Lentz stated she attended the following events and provided a brief summary:

- Regional Transportation Council Meeting
- MV Ocean Grand Vessel Tour

Commissioner LaBrant stated he attended the following events and provided a brief summary:

- Labor Roundtable
- Commercial Outlook with port staff
- Washington Public Ports Association Port Day

Commissioner Orange stated he attended the following events and provided a brief summary:

- iUrban Teen – 15th Annual Rev. Dr. Martin Luther King Jr Breakfast Celebration
- Commercial Outlook with port staff
- Washington Public Ports Association Port Day
- Cascadia Technical Academy Tour

UPCOMING EVENTS

A list of upcoming events was displayed on the screen for viewers to see staff activities and community meetings. CEO Marler stated the next commission meeting would be held on Tuesday, February 24, 2026, at 9:30 a.m. She also highlighted several other upcoming community events.

In addition, she reminded everyone of the ways they can communicate with the Commission. She stated there is a great deal of information available on the port's recently updated website and encouraged everyone to check it out.

WORKSHOP

No workshop was held during this meeting.

SIGN DOCUMENTS

The Board signed documents at 10:05 a.m.

ADMINISTRATIVE UPDATE / WORK SESSION

No administrative work session was held during this meeting.

ADJOURNMENT

There being no further business to come before the Port of Vancouver USA Board of Commissioners, the Tuesday, February 10, 2026, regular meeting was adjourned at 10:09 a.m. by Commissioner Orange.

PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS

Betsy Rogers, Executive Assistant,
February 10, 2026, Regular
Port of Vancouver USA Board of
Commission Meeting

Don Orange, President

Eric LaBrant, Vice President

Temple Lentz, Secretary

Agenda Item No. E-1

REQUEST FOR COMMISSION ACTION
REVIEWED BY:

PORT OF VANCOUVER USA

Director of Engineering
and Project Delivery

Monty Edberg

Title

APPROVED BY:

Chief Operations Officer 3/10/2026

Kent Cash

Title

Date

SUBJECT: Adopt Resolution 1-2026: Amend the Comprehensive Scheme of Harbor Improvements and Industrial Development for the Port of Vancouver USA

BACKGROUND:

The Port of Vancouver is required by the Revised Code of Washington 53.20 to have an official "Comprehensive Scheme of Harbor Improvements and Industrial Development" which is intended to communicate the port's plans regarding investments or divestments of its assets. Periodic amendments to the port's Comprehensive Scheme are necessary to communicate future plans for construction, demolition, improvement, surplus, acquisition, remediation and mitigation of port property.

Any proposed amendment to the current Comprehensive Scheme requires State Environmental Policy Act (SEPA) review as a Non-project Action. A fourteen-day public comment period regarding the proposed amendment must occur as part of the SEPA process. In addition, the Board of Commissioners must publicly notify and conduct a public hearing regarding the proposed amendment.

Resolution 1-2026 proposes to amend the Comprehensive Scheme to allow: i) The Well #3 Upgrades; ii) The Berth 10 Safety Project; iii) The Addition of the Tidewater Environmental Services Building; iv) The Terminal 5 Cleanup; v) The General Utility Improvements for all Port Property.

The Port of Vancouver proposes to amend its current Comprehensive Scheme in accordance with Resolution 1-2026, RCW 53.20.020 and RCW 53.08.090. The public comment period required under SEPA ended on February 13, 2026, at 5:00 p.m. The port received no comments. The Public Hearing to receive citizen comments to adopt Resolution 1-2026 is being held on March 10, 2026, at 9:30 a.m.

Additional Information Attached? Yes

RECOMMENDATION: That the Board of Commissioners adopt Resolution 1-2026 to amend the Port of Vancouver's Comprehensive Scheme of Harbor Improvements and Industrial Development.

Submitted by: Juliana Marlon, CEO

Date Action Taken: _____

Motion By: _____

Approved: _____

Seconded By: _____

Deferred To: _____

Unanimous: Yes ___ No ___

RESOLUTION NO. 1-2026

A Resolution Of The Port Of Vancouver Board Of Commissioners, Clark County, Washington, Amending The Port Of Vancouver Comprehensive Scheme Of Harbor Improvements And Industrial Development

Well #3 Upgrades

WHEREAS, RCW 53.20.020 requires that every improvement to be made by the port commission shall be made substantially in accordance with the Comprehensive Scheme of Harbor Improvements and Industrial Development ("**Comprehensive Scheme**") unless and until such plan is officially changed by the port commission; and

WHEREAS, the Port of Vancouver (the "**Port**") is planning to modernize its third well, which is located within an approximately 90 square foot wellhouse ("**Well #3**"). Currently serving as an emergency backup well to help ensure the Port's water system remains functional, Well #3 has been in operation since the 1950's. Upgrading the structure will allow for more reliable and safe operations. These upgrades include: (1) demolition and removal of the existing Wellhouse #3 structure and facilities; (2) replacing the existing diesel-powered well head groundwater pump with a more efficient modern electric pump and motor assembly; (3) replacing the single speed fire water pump to a variable speed drive booster pump system to meet fire water flow demands; (4) rehabilitating the well itself to reclaim its maximum available pumping capacity, and installing system pipeline connections that will allow the Port to cease using a gas chlorine disinfection system; and (5) the addition of a standby generator for backup power. Once complete, these improvements to Well #3 will improve reliability and safety within the Port's water system, and throughout the Port where efficiency is essential for fire suppression and other water needs (collectively, the "**Well #3 Upgrades**"). The location of the Well #3 Upgrades are identified on the attached **Exhibit A**: and

Berth 10 Safety Project

WHEREAS, this project will improve the safety of the vessels at Berth 10 through proposed improvements to the breasting dolphin fender system and the mooring and breasting dolphin layout. The project also includes compensatory mitigation through either pile removal or mitigation bank credit purchase. The improvements and mitigation are collectively referred to hereinafter as the "**Berth 10 Safety Project**" and the location of the improvements are identified on the attached "**Exhibit B**"; and

Addition of Tidewater Environmental Services Building

WHEREAS, the Port acquired Clark County Washington tax lot parcels 152804000 and 98602940 on July 31, 2024. The Port added the parcels to the Comprehensive Scheme under

Resolution 1-2024. Under Resolution 1-2025, all improvements, except for the Tidewater Environmental Services Building (as defined therein), were added to the Comprehensive Scheme. After adoption of Resolution 1-2025, the Port ascertained that the Tidewater Environmental Services Building, consisting of approximately 17,625 square feet with offices, training room, warehouse and repair facilities, is now owned by the Port. Therefore, the Port hereby adds the Tidewater Environmental Services Building to the Comprehensive Scheme. The location of the Environmental Services Building is identified on the attached “**Exhibit C**”; and

Terminal 5 Cleanup

WHEREAS, The Port and Ecology have entered into Agreed Order #DE23653 to perform an interim action remediation of contaminated sediments in the Columbia River adjacent to the Port’s Terminal 5 property following the proposed Interim Action Work Plan. Sediments are contaminated with polychlorinated biphenyls (PCB) and polycyclic aromatic hydrocarbons (PAH) from the previous aluminum smelter and extrusion operations prior to the Port’s ownership of the Terminal 5 property. The remaining sediment contamination requires remediation to comply with applicable cleanup levels to protect human health and the environment. It is anticipated that approximately 40,000 to 50,000 cubic yards of sediment will be removed and either placed in an Ecology-approved upland location or sent to a landfill, as appropriate. The remediation work is expected to take place during the in-water work windows of 2027/2028 and 2028/2029. The remediation work is hereinafter referred to as the “**Terminal 5 Cleanup**”. The location of the Terminal 5 Cleanup Project is identified on the attached “**Exhibit D**”; and

General Utility Improvements for all Port Property

WHEREAS, this involves various improvements to support future utility improvement activities, such as extending water lines and adding sprinklers. (these contemplated utility improvements are hereinafter referred to as the “**General Utility Improvements for all Port Property**”). General Utility Improvements Port Property will occur across the structures, properties, and physical assets owned (now or in the future) by the Port. The Port currently owns approximately 1,643 acres of land, which includes an operating marine and industrial Port, land for future development, commercial and industrial development and natural areas. The locations and details of these improvements will be determined in the future as needs and funding are identified.

Summary of Proposed Amendments

WHEREAS, the Port proposes to amend the Comprehensive Scheme to allow (i) the Well #3 Upgrades; (ii) the Berth 10 Safety Project; (iii) the addition of the Tidewater Environmental Services Building; (iv) the Terminal 5 Cleanup; and (v) the General Utility Improvements for all Port Property.

WHEREAS, the Comprehensive Scheme was most recently amended by Port Resolution 1-2025, adopted February 25, 2025; and

WHEREAS, it is now deemed necessary and advisable that the Port amend its Comprehensive Scheme; and

WHEREAS, the above proposed action has been reviewed, as required, under the provisions of the State Environmental Policy Act (“**SEPA**”) and the related comment period expired at 5:00 p.m. on February 13, 2026; and

WHEREAS, a public hearing was held on March 10, 2026 at 9:30 a.m., subject to the agenda of the Board of Commissioners, after notice of such hearing was duly given as provided by law, on the question of whether or not the Comprehensive Scheme should be amended as provided; and

WHEREAS, after discussion and consideration, this Board of Commissioners determines that said Comprehensive Scheme should be amended and finds:

(i) the Well #3 Upgrades are required to maintain the viability and efficiency of Well #3; (ii) the Berth 10 Safety Project is required to maintain the viability, efficiency and safety of Berth 10; (iii) the addition of the Tidewater Environmental Services Building is necessary due to the prior acquisition of Parcels # 152804000 and # 986029240; (iv) the Terminal 5 Cleanup is required to maintain the viability, efficiency, environmental condition and safety of Terminal 5; and (v) the General Utility Improvements for all Port Property are required to maintain the viability and efficiency of the Port’s existing and future utility infrastructure.

NOW THEREFORE, BE IT RESOLVED, that the Port of Vancouver’s Comprehensive Scheme, as previously amended, is hereby further amended as follows:

1. **The Well #3 Upgrades**, as described herein and identified and depicted in **Exhibit A**, are added to the Comprehensive Scheme.
2. **The Berth 10 Safety Project**, as described herein and identified and depicted in **Exhibit B**, is added to the Comprehensive Scheme.
3. **The Addition of the Tidewater Environmental Services Building**, as described herein and identified and depicted herein on **Exhibit C** is added to the Comprehensive Scheme.
4. **The Terminal 5 Cleanup**, as described herein and identified and depicted in **Exhibit D**, are added to the Comprehensive Scheme.
5. **The General Utility Improvements for all Port Property**, as described herein, are added to the Comprehensive Scheme.

ADOPTED, by the Board of Commissioners at a regular meeting of the Board of Commissioners held this March 10, 2026 and duly authenticated in open session by the signatures of the Port Commission voting in its favor.

PORT OF VANCOUVER
BOARD OF COMMISSIONERS

President

Vice President

Secretary

EXHIBIT A
Well #3 Upgrades

EXHIBIT A
Resolution No. 1-2026



Exhibit A - Well #3 Upgrades



Legend

- Buildings and Structures
- Building Footprints
- Taxlots

Notes:

1: 4,514



752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

EXHIBIT B

Berth 10 Safety Project

EXHIBIT B
Resolution No. 1-2026



Exhibit B - Berth 10 Safety Project

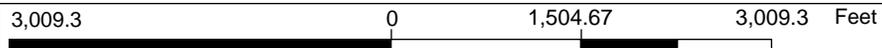


Legend

■ Buildings and Structures

Notes:

1: 18,056



WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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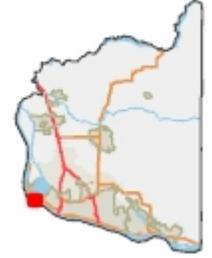
EXHIBIT C

Addition of Tidewater Environmental Services Building

EXHIBIT C
Resolution No. 1-2026



Exhibit C - Tidewater Environmental Services Building



Legend

-  Buildings and Structures
-  Building Footprints
-  Taxlots

Notes:

1: 9,028



1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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EXHIBIT D
Terminal 5 Cleanup

EXHIBIT D
Resolution No. 1-2026



Exhibit D - Terminal 5 Cleanup



Legend

Buildings and Structures

Notes:

1: 18,056



3,009.3 0 1,504.67 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Agenda Item No. H-1

REQUEST FOR COMMISSION ACTION	PORT OF VANCOUVER USA	
REVIEWED BY:		
Accounts Payable		
Title		
APPROVED BY:		
Scott D. Goodrich	Chief Financial Officer	03/10/2026
	Title	Date
SUBJECT: VENDOR CLAIMS APPROVAL		

BACKGROUND:

Please refer to attached listing February 2026 Vendor Claims:

Voucher Numbers	126920 - 127201	\$	4,477,763.55
Electronic Payments	02/01/2026 - 02/28/2026	\$	1,809,126.64
 Payroll Voucher Numbers		 \$	 829,823.25
Checks	52244927 - 52244928		
Direct Deposits	60001 - 60133		
	90001 - 90134		

Additional Information Attached: February 2026 Payables Listing

RECOMMENDATION: That the Port of Vancouver USA Board of Commissioners, by motion, ratifies and approves the payment of February 2026 Vouchers 126920-127201 in the amount of \$4,477,763.55 including Electronic Payments generated between 02/01/2026-02/28/2026 in the amount of \$1,809,126.64 and February 2026 Payroll Check 52244927-52244928 and Direct Deposits 60001-60133 and 90001-90134 in the amount of \$829,823.25.

Submitted by: <i>Julianne Marlow</i> , CEO	
Date Action Taken _____	Motion By: _____
Approved: _____	Seconded By: _____
Deferred To: _____	Unanimous: Yes___ No___