



AGENDA
PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
3103 NW Lower River Road, Vancouver, WA 98660
Tuesday, April 14, 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 CTVV 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 March 24, 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, April 13, 2026, by emailing povcommissioners@portvanusa.com**
- E) **ACTION ITEMS**
 - 1) Approve Public Works Contract for Bid 26-02: Building 2001 Improvements
 - 2) Approve Contract with Otak Inc. for Renaissance Trail Segment 5b Design & Consulting Services
- F) **UNFINISHED BUSINESS**
 - 1) Port Contracts Logs

G) NEW BUSINESS

H) ACCOUNTS PAYABLE

| | | | |
|-------------------------|-------------------------|----|--------------|
| Voucher Numbers | 127202 - 127641 | \$ | 6,930,145.95 |
| Electronic Payments | 03/01/2026 - 03/31/2026 | \$ | 1,126,277.84 |
| Payroll Voucher Numbers | | \$ | 774,058.51 |
| Checks | 52251764 | | |
| Direct Deposits | 100001 – 100132 | | |
| | 130001 – 130133 | | |

I) CEO REPORT

1) Environmental Project Updates

J) COMMISSIONERS REPORTS

K) UPCOMING EVENTS

L) WORKSHOP

Terminal 1 Update

M) SIGN DOCUMENTS

N) ADMINISTRATIVE UPDATE/WORK SESSION

None

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, April 13, 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, April 14, 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 | 04/14/2026 |
| Betsy Rogers | Title | Date |

APPROVED BY:

Title

SUBJECT: Minutes of the March 24, 2026, Regular Meeting

BACKGROUND:

Please see attached minutes.

Additional Information Attached: Minutes of 03/24/2026 Regular Meeting

RECOMMENDATION: That the Port of Vancouver USA Board of Commissioners adopts and executes the minutes of the March 24, 2026, Port of Vancouver USA Board of Commissioners Regular Meeting as presented.

Submitted by: *Juliana Marler*, CEO

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

Approved: _____ **Seconded By:** _____

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

**PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS
REGULAR MEETING
Tuesday, March 24, 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, March 24, 2026, 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 March 10, 2026

On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried unanimously, the Board of Commissioners approve the minutes of the March 10, 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 that there was no one present who signed up to provide comment.

ACTION ITEMS

E-1 Contract Amendment with Kennedy Jenks Consultants for On-Call Stormwater Services

Matt Graves, Environmental Manager presented and discussed the action item to the commission.

On motion by Commissioner LaBrant, seconded by Commissioner Lentz, and carried unanimously, the Board of Commissioners authorize the CEO to execute a contract amendment with Kennedy Jenks Consultants for a not to exceed amount of \$211,000 for a total contract amount of \$1,371,000 for On-Call Stormwater Services.

E-2 Approve Contract Amendment with Graham Baba Architects for Terminal 1 Architectural Design and Consulting Services

Mark Newell, Project Delivery Manager presented and discussed the action item to the commission.

On motion by Commissioner LaBrant, seconded by Commissioner Lentz, and carried unanimously, the Board of Commissioners authorize the CEO to execute a contract amendment of \$1,415,000.00 with Graham Baba Architects, for the Terminal 1 Architectural Design and Consulting Services for a total contract amount of \$2,252,297.00.

UNFINISHED BUSINESS

No unfinished business was discussed.

NEW BUSINESS

No new business was discussed.

CEO REPORT

Federal Legislative Priorities

Ryan Hart, Chief External Affairs Officer introduced the port's federal lobbyist, Dale Learn with Gordon Thomas Honeywell. Mr. Learn joined the meeting virtually and outlined the current federal landscape, noting reduced legislative activity during a midterm year. He discussed the port's 2026 Draft Federal Legislative Priorities and answered questions from the Board.

CEO Marler highlighted recent activity related to the Interstate Bridge Replacement (IBR) program and emphasized the port's active involvement. She noted the port's participation on the Executive Steering Group and shared that recent updates included revised cost estimates and project phasing.

COMMISSIONERS REPORTS

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

- Hispanic Metropolitan Chamber Luncheon
- Pacific Northwest Waterways Association Mission to Washington prep session

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

- Labor Roundtable
- Constituent Meetings
- Port Lecture Series
- Interstate Bridge Replacement Program Update

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

- Pacific Islander Youth Showcase – Clark College
- Constituent Meetings

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, April 14, 2026, at 9:30 a.m. She also highlighted several other upcoming community events including the port's public lecture series.

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

Strategic Plan Update

Chief Economic Strategy Officer Mike Bomar led the workshop on the 2025 Strategic Plan Annual Update. Bomar explained that this session was an opportunity to provide an update to the Commission on the plan's progress. He highlighted key 2025 accomplishments across each goal area including Community, Economic Development, Environmental, Marine/Commercial, Industrial/Commercial, and Organizational.

Scott Goodrich, Chief Financial Officer highlighted key accomplishments, including maintaining a strong financial position, supporting a diverse revenue base, advancing infrastructure investment and asset stewardship, progressing data modernization efforts, and strengthening succession planning and internal development.

Mike Bomar then spoke about the next steps to refresh and update the 2018 Strategic Plan to address future priorities and challenges.

He concluded the presentation by referencing the Strategic Plan 2025 Annual Review Supplemental Report and noted the supplemental report will be available after the meeting. He thanked the commissioners for their continued support.

SIGN DOCUMENTS

The Board signed documents at 10:28 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, March 24, 2026, regular meeting was adjourned at 10:30 a.m. by Commissioner Orange.

PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS

Betsy Rogers, Executive Assistant,
March 24, 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 | PORT OF VANCOUVER USA | | |
| REVIEWED BY: | Director of Engineering & Project Delivery | | |
| Monty Edberg | Title | | |
| APPROVED BY: | | | |
| | Chief Operations Officer | 04/14/2026 | |
| Kent Cash | Title | Date | |
| SUBJECT: | Approve Public Works Contract for Bid 26-02: Building 2001 Improvements | | |

BACKGROUND:

This project supports the port’s Strategic Plan goal to develop a rolling 20-year comprehensive, scheduled maintenance plan to maximize operational capacity, efficiency and life expectancy of port assets.

The Lease between the Port of Vancouver and Western Partitions Inc (WPI) effective June 9, 2021, references that the Port shall, at its expense, repair and maintain the roof structure. In the First Amendment to Lease effective September 10, 2024, the parties agreed the port would design, permit and construct building repairs to either repair or replace the existing roof coating, interior downspouts, gutters, roof venting system and any water damage caused from roof leaks.

If approved, this project will replace approximately 170,000 square feet of roofing, repair water damage within the office spaces and perform sprinkler maintenance. Some hazardous materials abatement will be required as part of the scope of work. The construction schedule for this project is 120 working days.

On February 19, 2026, the Port of Vancouver issued an Invitation to Bid 26-02: Building 2001 Improvements. The Port of Vancouver’s award of this contract is established on the base bid; not to include the additive alternate. The Port reserves the right to adjust the scope of this work to match available funds.

On March 12, 2026, the following bids were received:

| Bidder | Location | Base Bid w/o WA Sales Tax |
|--------------------------------------|-----------------|---------------------------|
| Pacific Tech Construction | Kelso, WA | \$2,718,202.00 |
| First Cascade | Lake Oswego, OR | \$2,760,000.00 |
| Kirby Nagelhout Construction Company | Bend, OR | \$2,936,215.00 |

Staff has reviewed Pacific Tech Construction responsive bid and concluded they are a responsible contractor capable of performing the work. The bid is below the engineer's estimate range from \$5,860,800 ~ \$6,477,726.

This project was included in the approved 2026 capital budget

Additional Information Attached? No

RECOMMENDATION: That the Board of Commissioners authorize the CEO to execute a public works contract with Pacific Tech Construction, the lowest responsive and responsible bidder, for Bid 26-02: Building 2001 Improvements, for \$2,718,202.00 plus applicable Washington State sales tax.

Submitted by: *Juliana Marlon*, CEO

Date Action Taken _____

Motion By: _____

Approved: _____

Seconded By: _____

Deferred To: _____

Unanimous: Yes ___ No ___

Agenda Item No. E-2

| | |
|--------------------------------------|--|
| REQUEST FOR COMMISSION ACTION | PORT OF VANCOUVER USA |
| REVIEWED BY: | Director of Engineering & Project Delivery |
| Monty Edberg | Title |
| APPROVED BY: | |
| Kent Cash | Chief Operations Officer 04/14/2026 |
| | Title Date |
| SUBJECT: | Approve Contract with Otak Inc. for Renaissance Trail Segment 5b Design & Consulting Services |

BACKGROUND:

This project supports the Port's Strategic Plan goal to provide trails and public access opportunities on port properties and to support multi-modal transportation.

The project will facilitate an approximately 1.1-mile multi-use path which extends Segment 5 of the Port of Vancouver's Renaissance Trail to the County owned section of the Renaissance Trail located adjacent to the flushing channel. This segment is the last segment of the Renaissance Trail located on Port property and connects the Renaissance Trail from Terminal 1 to Frenchman's Bar Park.

Trail Segment 5b will extend the existing Renaissance Trail system along Lower River Road (SR501) along the Port's Parcel 3 property. The project will include progressing the entire trail segment to a 30% design level and implement a partial construction package for the grading of the trail segment. The grading construction is planned for 2027.

On October 17, 2025, the port issued a Request for Qualifications (RFQ) for Trail Segment 5b Design & Consulting Services. A proposal evaluation and interviews were conducted with the results determining Otak, Inc., to be the most qualified consultant to perform the services required by the port.

This project is in the approved 2026 capital budget and will be funded with remaining bond funds from the 2022 bond issuance.

Additional Information Attached? No

RECOMMENDATION: That the Board of Commissioners authorize the CEO to execute a contract with Otak Inc. in the amount of \$695,543 to perform design and consulting services for Renaissance Trail Segment 5b.

Submitted by: *Julianne Marler*, CEO

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

Approved: _____ **Seconded By:** _____

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

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 | 04/14/2026 |
| | Title | Date |
| SUBJECT: VENDOR CLAIMS APPROVAL | | |

BACKGROUND:

Please refer to attached listing March 2026 Vendor Claims:

| | | | |
|-------------------------|-------------------------|----|--------------|
| Voucher Numbers | 127202 - 127641 | \$ | 6,930,145.95 |
| Electronic Payments | 03/01/2026 - 03/31/2026 | \$ | 1,126,277.84 |
| Payroll Voucher Numbers | | \$ | 774,058.51 |
| Checks | 52251764 | | |
| Direct Deposits | 100001 – 100132 | | |
| | 130001 – 130133 | | |

Additional Information Attached: March 2026 Payables Listing

RECOMMENDATION: That the Port of Vancouver USA Board of Commissioners, by motion, ratifies and approves the payment of March 2026 Vouchers 127202-127641 in the amount of \$6,930,145.95 including Electronic Payments generated between 03/01/2026-03/31/2026 in the amount of \$1,126,277.84 and March 2026 Payroll Check 52251764 and Direct Deposits 100001-100132 and 130001-130133 in the amount of \$774,058.51.

| | |
|---|---|
| Submitted by: <u>Julianne Marlon</u> , CEO | |
| Date Action Taken _____ | Motion By: _____ |
| Approved: _____ | Seconded By: _____ |
| Deferred To: _____ | Unanimous: Yes ___ No ___ |