



AGENDA
PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
3103 NW Lower River Road, Vancouver, WA 98660
Tuesday, April 28, 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, Pledge of Allegiance
 - 2) Approve Minutes of the April 14, 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 27, 2026, by emailing povcommissioners@portvanusa.com**
- E) **ACTION ITEMS**
 - 1) Approve Contract Amendment with Floyd Snider for Terminal 5 Sediment Contamination Consultant Services
 - 2) Approve Change Order to Contract with RSM US LLP for Enterprise Resource Planning (ERP) System Implementation Services

- F) **UNFINISHED BUSINESS**
None
- G) **NEW BUSINESS**
- H) **CEO REPORT**
- I) **COMMISSIONERS REPORTS**
- J) **UPCOMING EVENTS/COMMUNICATING WITH THE COMMISSION**
- K) **WORKSHOP**
Sustainability/CAP Report
- L) **SIGN DOCUMENTS**
- M) **ADMINISTRATIVE UPDATE/WORK SESSION**
None
- N) **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 27, 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 28, 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	04/28/2026
Betsy Rogers	Title	Date

APPROVED BY:

Title

SUBJECT: Minutes of the April 14, 2026, Regular Meeting

BACKGROUND:

Please see attached minutes.

Additional Information Attached: Minutes of 04/14/2026 Regular Meeting

RECOMMENDATION: That the Port of Vancouver USA Board of Commissioners adopts and executes the minutes of the April 14, 2026, Port of Vancouver USA Board of Commissioners Regular Meeting as presented.

Submitted by: *Julianne 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, April 14, 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, April 14, 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 March 24, 2026

On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried unanimously, the Board of Commissioners approve the minutes of the March 24, 2026, regular meeting.

OPEN FORUM

Commissioner Orange asked if anyone had signed up to speak during open forum. CEO Marler stated one person signed up in advance to provide virtual oral comments and there were two people in the audience who signed up for public comments.

Don Steinke

Don Steinke, a Vancouver resident, provided virtual comments about rooftop solar in Clark County and new programs that support commercial installations. He encouraged the port to promote solar adoption among tenants. He also urged the Port to set emissions reduction targets and take advantage of new state incentives for zero-emission vehicles.

Peter Fels

Peter Fels, a Vancouver resident, raised concerns about the potential use of port warehouses as ICE detention facilities. He noted strong public opposition and pointed out

such use conflicts with the port's mission and could disrupt operations. He requested that lease agreements include restrictions to prevent such use.

Deken Letinich

Deken Letinich, representing Laborers Local 335, thanked the Port for participating in Labor Roundtable. He also proposed the port consider including safe bidder language in contract awards. He indicated this would prevent contractors with repeated serious safety violations from being awarded projects. He noted use of this approach has been successfully implemented elsewhere and encouraged the Port to adopt it to promote worker safety and accountability.

ACTION ITEMS

E-1 Approve Public Works Contract for Bid 26-02: Building 2001 Improvements

Josh Pope, Project Manager presented the action item. On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried unanimously, 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.

E-2 Approve Contract with Otak Inc. for Renaissance Trail Segment 5b Design & Consulting Services

Josh Pope, Project Manager presented the action item and discussed it with the commissioners. On motion by Commissioner LaBrant, seconded by Commissioner Lentz, and carried unanimously, 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.

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 Lentz, seconded by Commissioner LaBrant and carried unanimously, 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.

CEO REPORT

Environmental Project Updates

Matt Graves, Environmental Manager provided an update on the port's stormwater program including:

- Stormwater Permit Compliance and Results
- Terminal 4 Pilot Polishing System
- Terminal 2 Pilot Pretreatment System
- Terminal 4 Floating Treatment Wetlands

CEO Marler reported attending the exit audit interview, where the Port received its 17th consecutive clean audit. She expressed appreciation to the Finance and Accounting team, as well as all Port staff, for their strong stewardship of public funds.

COMMISSIONERS REPORTS

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

- Regional Transportation Council Meeting
- Interstate Bridge Replacement Program Meetings
- Freight Mobility Strategic Investment Board
- Boeing Factory Tour

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

- Labor Roundtable

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

- Regional Firefighter Meeting – Maritime and Industrial Response
- Labor Roundtable
- Constituent Meetings
- Exit Audit Interview

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 28, 2026, at 9:30 a.m. She also highlighted several other upcoming community events including the upcoming 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

Terminal 1 Update

Chief Economic Strategy Officer Mike Bomar provided the Commission with an overview and update on the Terminal 1 project. He provided additional information on the following:

- Brief History of Terminal 1
- Vision and Guiding Documents
- Group Roles and Responsibilities
- Budget, Funding Sources, and Funding Uses
- Project overview
- Project Element Timeline
- Environmental Practices and Features
- Vancouver Landing and Rotary Way
- Renaissance Trail
- AC Hotel Vancouver Waterfront
- Terminal 1 Transient Dock
- Dock Replacement
- Common Areas
- Lincoln Property Co Lot 1 – 440 West Apartments
- Public Market
 - Design Inspiration
 - Fundraising
 - Art, Interpretation and Entertainment
 - Operations Planning
 - Coordination with IBRP

SIGN DOCUMENTS

The Board signed documents at 10:41 a.m.

ADJOURNMENT

There being no further business to come before the Port of Vancouver USA Board of Commissioners, the Tuesday, April 14, 2026, regular meeting was adjourned at 10:47 p.m. by Commissioner Orange.

PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS

Betsy Rogers, Executive Assistant,
April 14, 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 Environmental
Services

Mary Mattix

Title

APPROVED BY:

Chief Operations Officer

04/28/2026

Kent Cash

Title

Date

SUBJECT:

Approve Contract Amendment with Floyd Snider for Terminal 5 Sediment
Contamination Consultant Services

BACKGROUND:

The Terminal 5 sediment contamination consultant contract supports the port's Strategic Plan environmental goal to protect air quality, water resources, and land managed by the port through deliberate and proactive efforts in all aspects of the port's operations.

In October 2020, the port issued a Request for Proposals and executed a contract with Floyd Snider to assist the port through the Washington State Department of Ecology (Ecology) cleanup process of the contaminated river sediments at the port's Terminal 5 property. As the property owner, the port is involved in the cleanup both as a "Potentially Liable Person" (PLP) under the "Model Toxics Control Act" (MTCA) and to ensure that cleanup work accommodates the port's current and future maritime and commercial activities.

In 2009, the port purchased the former Alcoa Vancouver property, now known as Terminal 5, to support industrial use and economic development. Under a 2009 Consent Decree, Ecology required Alcoa to clean up the site including contaminated Columbia River sediments. The port purchased the property in 2009 contingent on Alcoa's cleanup of the property under the terms of the Consent Decree. In 2018, the port collected sediment samples to support inclusion of the property into the port's maintenance dredge program. Sediment sampling identified areas of elevated polychlorinated biphenyls (PCBs) and polycyclic aromatic hydrocarbons (PAHs) in subsurface sediments, which were contaminants identified in the 2009 Consent Decree, existing prior to the port's purchase. The port submitted the sediment results to Ecology. In 2020, Ecology named the port, as the current property owner, a PLP and ordered additional sediment sampling to determine the nature and extent of the contamination. Although Ecology has not yet completed its periodic review report, the results of sediment sampling indicate that the previous cleanup remedy performed necessitates further cleanup. In September 2025, the port and Ecology entered into an Agreed Order to complete an Interim Action cleanup project necessary to meet regulatory requirements. The work performed under this contract will support the port's required work under the Agreed Order and other related items to accommodate current and future port operations at the site consistent with the original RFP, which anticipated ongoing technical evaluation, regulatory coordination, and refinement of cleanup activities as additional information became available.

A summary of work items for this contract amendment include:

- Provide technical support for Ecology 5-year review
- Agreed Order compliance including finalizing the cleanup workplan and conducting sampling field activities to inform remedial work
- Evaluate and provide technical input on results of investigations to determine nature and extent of sediment contamination
- Lead design and permitting of remedial work to address sediment contamination
- Assist with bid specification development and construction oversight for remedial work
- Assist future port commercial operations including best management practices for construction and maritime activities
- Assist with financial forecasting and funding strategies
- Coordinate with Ecology, Alcoa, Tribes, DNR and other stakeholders

The original contract amount was approved by the Board of Commissioners on October 27, 2020, for \$570,000. Contract amendment-1 was issued by CEO authority in accordance with Resolution 10-2022 on September 27, 2023, for \$193,719. Contract amendment-2 was issued by the Board of Commissioners on February 25, 2025, for \$1,582,924. Contract amendment-3 is for \$1,866,161 for a total contract amount of \$4,212,804.

If the contract reaches its dollar limit, additional funds will be requested in accordance with Resolution 10-2022 Administrative Authority of the CEO and Their designees or Board of Commission approval. Funding for these services are included in the 2026 budget and will be requested in subsequent annual budgets.

Additional Information Attached? No

RECOMMENDATION: That the Board of Commissioners authorize the CEO to execute a contract amendment with Floyd Snider for a not to exceed amount of \$1,866,161 for a total contract amount of \$4,212,804 for Terminal 5 Sediment Contamination Consultant Services.

Submitted by: Juliana Marler , CEO

Date Action Taken _____

Motion By: _____

Approved: _____

Seconded By: _____

Deferred To: _____

Unanimous: Yes ___ No ___

Agenda Item No. E-2

REQUEST FOR COMMISSION ACTION
REVIEWED BY:

PORT OF VANCOUVER USA

Title

APPROVED BY:

Chief Financial Officer

04/28/2026

Scott D. Goodrich

Title

Date

SUBJECT: Approve Change Order to Contract with RSM US LLP for Enterprise Resource Planning (ERP) System Implementation Services

BACKGROUND:

This action item supports the strategic plan goals of Organizational Excellence, specifically the strategy to develop and implement continuous improvement and innovation in port business operations and Financial Responsibility, under the strategy to strengthen financial sustainability through improved tools and processes for decision-making and reporting.

The ERP modernization initiative will replace legacy systems with an integrated platform designed to streamline operations, reduce manual processes, enhance internal controls, and improve the consistency and accessibility of data across Finance, Payroll, Human Resources, Procurement, Marine and Industrial Operations, and Asset Management functions.

In March 2025, the Port issued a Request for Proposals (RFP) for ERP software and implementation services. A cross-functional evaluation team, supported by an external advisor, conducted a competitive selection process and identified the implementation consultant best suited to deliver the project. The Board previously approved execution of the initial contract with RSM US LLP.

Since project initiation, the Port and consultant have progressed through the planned detailed design and requirements validation phase. As is typical in large-scale ERP implementations, this phase has provided greater clarity into operational needs, data structures, and system integration requirements. Through this process, refinements to the originally procured scope have been identified as necessary to ensure the system functions as a fully integrated, sustainable solution which is consistent with the phased implementation approach in which detailed requirements are further defined during design.

Key additions include:

- Expanded billing and operational integrations to support terminal and tenant activity
- Enhanced tracking of inventory and storage-related revenue streams
- Integration of operational, financial, and labor data across systems

- Improved grant tracking and reporting capabilities to support compliance and reimbursement processes
- Additional configuration to support lease accounting and audit requirements
- Expanded migration and accessibility of historical financial and operational data
- Enhanced reporting capabilities to support internal management, audit, and regulatory reporting requirements

These refinements align with the original project objectives by reducing reliance on manual processes and external tracking tools, strengthen auditability, and better position the Port for long-term operational efficiency and financial transparency.

The requested change order increases the contract by \$1,073,925, resulting in a revised total contract value of \$4,291,147.50. The increase reflects additional level of effort within system configuration, integrations, data migration, and reporting requirements identified during the design phase.

The overall project timeline remains consistent, with a phased implementation approach and a refined go-live window still within mid-2027. This approach is intended to maintain operational continuity while transitioning to the new system.

Funds for this change order are included in the approved 2026 budget and will be requested in subsequent annual budgets as needed. The Port will continue to actively manage scope, risks, and assumptions to minimize the need for future change orders and ensure alignment with project objectives.

Additional Information Attached? No

RECOMMENDATION: That the Board of Commissioners authorize the CEO to execute a change order with RSM for a not to exceed amount of \$1,073,925 for a total contract amount of \$4,291,147.50 for ERP implementation services.

Submitted by: *Juliana Marler*, CEO

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

Approved: _____ **Seconded By:** _____

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