



AGENDA
PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
3103 NW Lower River Road, Vancouver, WA 98660
Tuesday, June 9, 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 May 26, 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, June 8, 2026, by emailing povcommissioners@portvanusa.com**
- E) **ACTION ITEMS**
 - 1) Approve the Assignment and Lease Amendment between the Port of Vancouver, Industrial Coating Solutions, LLC and Gemini Industries, Inc.
 - 2) Approve First Amendment to Lease between the Port of Vancouver and Food Express Inc.

F) UNFINISHED BUSINESS

1) Port Contracts Logs

G) NEW BUSINESS

H) ACCOUNTS PAYABLE

Voucher Numbers	128031 - 128389	\$	7,607,762.79
Electronic Payments	05/01/2026 - 05/31/2026	\$	4,719,373.50
Payroll Voucher Numbers			
Checks	52264682	\$	813,678.06
	52267883		
Direct Deposits	190001 - 190133		
	210001 - 210134		

I) CEO REPORT

1) Project Updates

J) COMMISSIONERS REPORTS

K) UPCOMING EVENTS

L) WORKSHOP

None

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, June 8, 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, June 9, 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	06/09/2026
Betsy Rogers	Title	Date

APPROVED BY:

Title

SUBJECT: Minutes of the May 26, 2026, Regular Meeting

BACKGROUND:

Please see attached minutes.

Additional Information Attached: Minutes of 05/26/2026 Regular Meeting

RECOMMENDATION: That the Port of Vancouver USA Board of Commissioners adopts and executes the minutes of the May 26, 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, May 26, 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, May 26, 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 April 28, 2026

On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried unanimously, the Board of Commissioners approve the minutes of the April 28, 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 Public Works Contract for Bid 26-21: Hill Track Replacement

Greg Westrand, Senior Project Manager, presented the action item and discussed it with the Commission.

On motion by Commissioner LaBrant, seconded by Commissioner Lentz, and carried unanimously, the Board of Commissioners authorize the CEO to execute a public works contract with American Track, LLC, the lowest responsive and responsible bidder for Bid 26-21: Hill Track Replacement, in the amount \$1,117,537.42 excluding Washington State sales tax.

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 April 2026 Vouchers 127644-128030 in the amount of \$5,527,333.69 including Electronic Payments generated between 04/01/2026-04/30/2026 in the amount of \$1,704,732.60 and April 2026 Direct Deposits 150001-150131 and 170001-170132 in the amount of \$804,295.62.

CEO REPORT

Project Updates

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

- 2025 Berth Repairs
- Terminal 1 Dock Replacement Project
- Building 3103 Office Renovations

COMMISSIONERS REPORTS

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

- Constituent Meetings
- Interstate Bridge Replacement Program Meetings
- Memorial Day Remembrance Ceremony

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

- Washington Public Ports Association (WPPA) Spring Meeting

- Labor Roundtable

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

- Washington Public Ports Association (WPPA) Spring Meeting
- Hudsons Bay Endeavour Technical Trades Center ribbon-cutting ceremony
- Memorial Day Remembrance Ceremony

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, June 9, 2026, at 9:30 a.m. She also noted several upcoming community events and highlighted the port's public tours.

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 9:56 a.m.

ADJOURNMENT

There being no further business to come before the Port of Vancouver USA Board of Commissioners, the Tuesday, May 26, 2026, regular meeting was adjourned at 10:02 a.m. by Commissioner Orange.

PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS

Betsy Rogers, Executive Assistant,
May 26, 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 Industrial Business
Chrissy Lyons	Title
APPROVED BY:	
	Chief Commercial Officer 06/09/2026
Alex Strogen	Title Date
SUBJECT:	Approve the Assignment and Lease Amendment between the Port of Vancouver, Industrial Coating Solutions, LLC and Gemini Industries, Inc.

BACKGROUND:

The Port of Vancouver’s strategic plan has a goal to pursue opportunities that utilize the port’s property and infrastructure investments to create jobs and support the economy. This lease amendment is a result of the port’s efforts to successfully retain an employer within the port to maximize utilization of port assets and achieve revenue goals.

Industrial Coating Solutions, LLC (ICS) became a tenant at the port in 2019. ICS relocated here from Portland, OR. They leased Building 2400 Kotobuki Way with 8,400 square feet of warehouse, including 864 square feet of office, on a site area of 15,758 square feet. The initial term of the lease for ten years began October 22, 2019 and will expire October 21, 2029. They have two 5-year options to extend the lease. ICS uses its premises for warehousing and distribution of specialized high-grade wood coating.

One of ICS’s largest vendors, Gemini Industries, Inc (Gemini) offered to purchase ICS to secure Gemini’s first distribution location on the West Coast. Gemini is a large manufacturer and distribution company in the same product line as ICS. They are headquartered in El Reno, OK and have seven other locations nationwide. Gemini will continue the same use of the premises as ICS. With the approval of the Board of Commissioners, Gemini will assume all the terms, conditions and responsibilities of the ICS Lease upon closing of their sales transaction.

Lease revenue to the port over Gemini’s remaining initial term is projected to be approximately \$220,756 plus leasehold excise tax, insurance, stormwater recovery and common area maintenance fees. ICS currently employs 4 full-time people. Gemini plans to keep all ICS employees and add one additional FTE.

This lease was included in the port’s 2026 budget.

Additional Information Attached? No

RECOMMENDATION: That the Board of Commissioners Approve and Authorize the CEO to execute the Assignment and Lease Amendment between the Port of Vancouver, Industrial Coating Solutions, LLC and Gemini Industries, Inc.

Submitted by: Julianne Marlow, 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	06/09/2026
	Title	Date
SUBJECT: VENDOR CLAIMS APPROVAL		

BACKGROUND:

Please refer to attached listing May 2026 Vendor Claims:

Voucher Numbers	128031 - 128389	\$	7,607,762.79
Electronic Payments	05/01/2026 - 05/31/2026	\$	4,719,373.50
Payroll Voucher Numbers		\$	813,678.06
Checks	52264682		
	52267883		
Direct Deposits	190001 – 190133		
	210001 – 210134		

Additional Information Attached: May 2026 Payables Listing

RECOMMENDATION: That the Port of Vancouver USA Board of Commissioners, by motion, ratifies and approves the payment of May 2026 Vouchers 128031-128389 in the amount of \$7,607,762.79 including Electronic Payments generated between 05/01/2026-05/31/2026 in the amount of \$4,719,373.50 and May 2026 Payroll Check 52264682 and 52267883 and Direct Deposits 190001-190133 and 210001-210134 in the amount of \$813,678.06.

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