Port of Vancouver USA

AGENDA
PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
3103 NW Lower River Road, Vancouver, WA 98660
Tuesday, July 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 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 June 9, 2026, Regular Meeting
3) Celebrate Freedom Program

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, July 13, 2026, by emailing **povcommissioners@portvanusa.com****

E) **ACTION ITEMS**
1) Approve Second Amendment and Extension to Ground Lease between the Port of Vancouver and Kelly Pipe Co. LLC
2) Adoption of the Port's Americans with Disabilities Act (ADA) Transition Plan

F) UNFINISHED BUSINESS

1) Port Contracts Logs

G) NEW BUSINESS

H) ACCOUNTS PAYABLE

Voucher Numbers	128414 - 128777	$	7,446,687.72
Electronic Payments	06/01/2026 - 06/30/2026	$	911,519.22
Payroll Voucher Numbers		$	835,822.32
Checks	52276200 - 52276202		
Direct Deposits	240001 - 240137		
	260001 - 260143		

I) CEO REPORT

1) Environmental Project Updates

J) COMMISSIONERS REPORTS

K) UPCOMING EVENTS

L) WORKSHOP

External Affairs Community Outreach Program 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, July 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, July 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:

Betsy Rogers	Executive Assistant	07/14/2026
	Title	Date

APPROVED BY:

	Title

SUBJECT: Minutes of the June 9, 2026, Regular Meeting

BACKGROUND:

Please see attached minutes.

Additional Information Attached: Minutes of 06/09/2026 Regular Meeting

RECOMMENDATION: That the Port of Vancouver USA Board of Commissioners adopts and executes the minutes of the June 9, 2026, Port of Vancouver USA Board of Commissioners Regular Meeting as presented.

Submitted by: Julianna 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, June 9, 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, June 9, 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 May 26, 2026

On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried unanimously, the Board of Commissioners approve the minutes of the May 26, 2026, regular meeting.

OPEN FORUM

Commission Orange held a moment of silence to honor those who lost their lives in the Longview incident.

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 the Assignment and Lease Amendment between the Port of Vancouver, Industrial Coating Solutions, LLC and Gemini Industries, Inc.

Kathy Holtby, Real Estate Manager, presented the action item and discussed it with the Commission. She introduced representatives from ICS and Gemini who spoke briefly 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 Assignment and Lease Amendment between the Port of Vancouver, Industrial Coating Solutions, LLC and Gemini Industries, Inc.

E-2 Approve First Amendment to Lease between the Port of Vancouver and Food Express Inc.

Lori Kaylor, Industrial and Maritime Sales Manager, presented the action item.

On motion by Commissioner LaBrant, seconded by Commissioner Lentz, and carried unanimously, the Board of Commissioners approve and authorize the CEO to execute the First Amendment to Lease at 2901 NW Lower River Road between the Port of Vancouver and Food Express 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 Lentz, seconded by Commissioner LaBrant and carried unanimously, 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.

CEO REPORT

Project Updates

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

- Terminal 1 Dock Replacement Project
- Building 2001 Improvements

CEO Report

CEO Marler reported that she has been travelling for the past couple of weeks meeting with customers and shipping partners.

COMMISSIONERS REPORTS

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

- Regional Transportation Committee Meeting
- Labor Roundtable

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

- Port Tour

Commissioner LaBrant recognized June as Pride Month and noted the port's goal of recruiting and retaining a talented and diverse workforce.

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

- IBEW Local 48 Electrical Industry Luncheon
- Local Labor Council Meeting
- U.S. Army Corps of Engineers (USACE), Dredged Material Management Plan Briefing

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 23, 2026, at 9:30 a.m. She highlighted several upcoming community events and reminded everyone about the port's upcoming tours and noted that while the tours are currently full, individuals can get on a waitlist.

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.

ADJOURNMENT

There being no further business to come before the Port of Vancouver USA Board of Commissioners, the Tuesday, June 9, 2026, regular meeting was adjourned at 10:12 a.m. by Commissioner Orange.

PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS

Betsy Rogers, Executive Assistant,
June 9, 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 Industrial Business
Chrissy Lyons	Title

APPROVED BY:

	Chief Commercial Officer	07/14/2026
Alex Strogen	Title	Date

SUBJECT: Approve Second Amendment and Extension to Ground Lease between the Port of Vancouver and Kelly Pipe Co. LLC

BACKGROUND:

The Port of Vancouver's strategic plan has established a goal to pursue opportunities that utilize the port's property and infrastructure investments to create jobs and support the economy.

Kelly Pipe and the Port entered in a lease effective November 11, 2022, to develop and lease 5 acres at Parcel 1A for laydown and transport of structural steel used in regional construction projects. The first amendment established the possession date and extended the term through June 11, 2026.

The purpose of the second amendment is to extend the lease for 5 years through June 11, 2031. There are no further options to renew. The Port maintains the option to terminate the lease in the event of a long-term opportunity to fully develop Parcel 1A.

If approved, the base lease revenue over the 5-year term of the lease is $1,271,227.45 plus additional charges for LET, CAM, and Stormwater fees. There are three full-time employees onsite.

Revenue from this lease was included in the 2026 budget.

Additional Information Attached? No

RECOMMENDATION: That the Board of Commissioners approve and authorize the CEO to execute the Second Amendment and Extension to Ground Lease at Parcel 1A between the Port of Vancouver and Kelly Pipe Co. LLC.

Submitted by: Julianna Marler **, 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:			
		Chief Operations Officer	07/14/2026
	Kent Cash	Title	Date
SUBJECT:	Adoption of the Port's Americans with Disabilities Act (ADA) Transition Plan		

BACKGROUND:

This project aligns with the port's strategic plan goals to ensure alignment of key port planning documents and strengthen community outreach and communication.

In September 2024 the Washington State Department of Transportation (WSDOT) issued a requirement that all agencies having over 50 employees that receive federal funds must provide or at least begin an ADA transition plan by January 1, 2025. The port responded, outlining our approach to meeting the requirements of the WSDOT policy.

Most of 2025 was spent investigating the publicly accessed areas of the port to identify facilities that did not meet ADA requirements, primarily for grade, cross slope and maintenance deficiencies such as cracking. This data was further evaluated in order to develop remedies for the troubled locations, which in turn led to an assembled list of projects that comprise the plan.

The draft plan was sent to WSDOT for a preliminary review wherein they determined that it met the required metrics to satisfy their program. The plan was then publicly advertised on the Port of Vancouver's website for a period of 45 days, during which all input would be considered for inclusion into the plan; however, none was received.

The final version of the plan is being brought before the port Commission for adoption and implementation according to the schedule contained therein. The plan consists of four projects totaling about $100,000 and is expected to be concluded by 2028. A copy of the port adopted plan will be provided to WSDOT to demonstrate our compliance with the Title II of the Americans with Disabilities Act.

Additional Information Attached? No

RECOMMENDATION: That the Board of Commissioners adopts the ADA Transition Plan and authorizes the CEO to implement it as per WSDOT requirements.

Submitted by: Julianna 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:

	Chief Financial Officer	07/14/2026
Scott D. Goodrich	Title	Date

SUBJECT: VENDOR CLAIMS APPROVAL

BACKGROUND:

Please refer to attached listing June 2026 Vendor Claims:

Voucher Numbers	128414 - 128777	$ 7,446,687.72
Electronic Payments	06/01/2026 - 06/30/2026	$ 911,519.22
Payroll Voucher Numbers		$ 835,822.32
Checks	52276200 - 52276202	
Direct Deposits	240001 - 240137	
	260001 - 260143	

Additional Information Attached: June 2026 Payables Listing

RECOMMENDATION: That the Port of Vancouver USA Board of Commissioners, by motion, ratifies and approves the payment of June 2026 Vouchers 128414-128777 in the amount of $7,446,687.72 including Electronic Payments generated between 06/01/2026-06/30/2026 in the amount of $911,519.22 and June 2026 Payroll Check 52276200-52276202 and Direct Deposits 240001-240137 and 260001-260143 in the amount of $835,822.32.

Submitted by: Julianna Marler, **CEO**

Date Action Taken ________ **Motion By:** ______________________

Approved: _______________ **Seconded By:** ___________________

Deferred To: _____________ **Unanimous: Yes**____ **No**_____