



AGENDA
PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
3103 NW Lower River Road, Vancouver, WA 98660
Tuesday, August 25, 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, Pledge of Allegiance
- 2) Approve Minutes of the August 11, 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, August 24, 2026, by emailing povcommissioners@portvanusa.com**

E) ACTION ITEMS

- 1) Approve Lease Agreement Between Port of Vancouver and Jones Stevedoring Company
- 2) Approve Resolution 2-2026 Authorizing the Port to Negotiate the Acquisition of Certain Real Property Necessary for the Lower Columbia River Channel Maintenance Plan

- F) UNFINISHED BUSINESS
None
- G) NEW BUSINESS
- H) CEO REPORT
- I) COMMISSIONERS REPORTS
- J) UPCOMING EVENTS/COMMUNICATING WITH THE COMMISSION
- K) WORKSHOP
None
- 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, August 24, 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, August 25, 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

08/25/2026

Betsy Rogers

Title

Date

APPROVED BY:

Title

SUBJECT: Minutes of the August 11, 2026, Regular Meeting

BACKGROUND:

Please see attached minutes.

Additional Information Attached: Minutes of 08/11/2026 Regular Meeting

RECOMMENDATION: That the Port of Vancouver USA Board of Commissioners adopts and executes the minutes of the August 11, 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, August 11, 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, August 11, 2026, at the at the Port of Vancouver USA Administrative Office, 3103 NW Lower River Road, Vancouver, Washington 98660.

Commissioner LaBrant joined the meeting virtually, and Commissioner Orange confirmed that Commissioner LaBrant was on the line.

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 July 28, 2026

On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried unanimously, the Board of Commissioners approved the minutes of the July 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 26-36: 2026 Priority Paving

Ahmed Mohammed, Engineering 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 authorized the CEO to execute a public works contract with Western United Civil Group, LLC, the lowest responsive and responsible bidder, for Bid 26-36: 2026 Priority Paving for the base bid and additive alternate in the amount of \$721,027 plus applicable 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 Lentz, seconded by Commissioner LaBrant and carried unanimously, the Port of Vancouver USA Board of Commissioners, by motion, ratified and approved the payment of July 2026 Vouchers 128778-129187 in the amount of \$5,394,425.87 including Electronic Payments generated between 07/01/2026-07/31/2026 in the amount of \$901,066.57 and July 2026 Payroll Check 52281097 and Direct Deposits 280001-280143 and 300001-300141 in the amount of \$860,007.96.

CEO REPORT

Project Updates

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

- Terminal 1 Dock Replacement Project
- Building 2001 Improvements
- Building 3103 Canopy Project
- Trail Segment 4 and 5

Federal Affairs Update

Ryan Hart, Chief External Affairs Officer introduced Dale Learn, Managing Partner with Gordon Thomas Honeywell Government Relations. Dale provided the Board with a federal affairs update and answered questions from the Commission.

COMMISSIONERS REPORTS

Commissioner Lentz stated she had nothing to report.

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

- Labor Roundtable

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

- Met with CEO
- Met with Sheet Metal Workers Representative

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, August 25, 2026, at 9:30 a.m. She also noted several 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 10:24 a.m.

ADJOURNMENT

There being no further business to come before the Port of Vancouver USA Board of Commissioners, the Tuesday, August 11, 2026, regular meeting was adjourned at 10:26 a.m. by Commissioner Orange.

PORT OF VANCOUVER USA BOARD OF COMMISSIONERS

Betsy Rogers, Executive Assistant,
August 11, 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 Development
Chrissy Lyons	Title
APPROVED BY:	Chief Commercial Officer 8/25/2026
Alex Strogon	Title Date
SUBJECT:	Approve Lease Agreement Between Port of Vancouver and Jones Stevedoring Company

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 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.

Jones Stevedoring Company (Jones) was established in 1858 and is a fifth-generation family-owned and operated Washington State company. Jones began stevedoring at the Port of Vancouver in 1913, just one year after the port was founded, and has been performing stevedoring services at the port in some capacity since that time. Jones has previously acted as the port's Receipt and Delivery (R&D) contractor in the 1970's and 1980's. In 2017, Jones was awarded the R&D services contract for truck and rail loading and has been providing those services to the port since that time.

Jones began leasing Building 2685 NW Harborside Drive on a short-term lease. The purpose of this agreement is for a long-term lease of Building 2685 with 25,593 square feet on a site area of 84,425 square feet. The initial term is five years beginning September 1, 2026 through August 31, 2031. There are three, two-year options to extend the lease. Jones uses the building for a gearlocker and indoor mechanical work to repair Lessee's equipment for stevedoring services.

Lease revenue to the port over Jones' initial term is projected to be approximately \$967,415.40 plus leasehold excise tax, insurance, stormwater recovery and common area maintenance fees. Jones currently employs nine full-time people.

The revenue for 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 Lease Agreement at 2685 NW Harborside Drive between the Port of Vancouver and Jones Stevedoring Company

Submitted by: <u>Julianne Marlon</u> , 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 Industrial Business	
Chrissy Lyons		Title	
APPROVED BY:			
		Chief Commercial Officer	08/25/2026
Alex Strogon		Title	Date
SUBJECT:	Approve Resolution 2-2026 Authorizing the Port to Negotiate the Acquisition of Certain Real Property Necessary for the Lower Columbia River Channel Maintenance Plan		

BACKGROUND:

This agenda item supports the port's Strategic Plan goal to continue to play a key role in maintaining navigability of the Columbia River system, including berthing systems, anchorage, turning basins, and the shipping channel.

The Port of Vancouver along with three other Washington ports consisting of the Ports of Kalama, Longview, and Woodland (collectively, the "Washington Ports") that cooperatively joined with the Port of Portland and the United States Army Corps of Engineers ("Corps") in the Project Cooperation Agreement, dated June 23, 2004 ("PCA"), for construction of navigation improvements and ecosystem restoration in the shipping channel of the Columbia River. Under the PCA, the Washington Ports are responsible for acquiring the necessary dredge material disposal sites in the State of Washington, which the Corps identifies as necessary for the Columbia River Channel Improvement Project (the "Project").

On June 1, 2026, the Corps received a Record of Decision pertaining to its Channel maintenance duties for the next 20 years under the Lower Columbia River Channel Maintenance Plan Dredged Material Management Plan, dated May 2026. As a result, the Corps issued a Notice to Proceed on June 9, 2026 to the Washington Ports and the Port of Portland identifying a total of 29 dredge material placements sites for acquisition, including 1 fee acquisition and 24 temporary work area easements of five-year duration located in the State of Washington (collectively, the "Property").

The Washington Ports are required to acquire the Property in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and as codified by the State of Washington in Chapter 8.26 RCW. Resolution 2-2026 will allow the Port of Vancouver to move forward with the necessary pre-negotiation requirements, such as surveying, environmental and other investigations, and appraisal, and to enter into negotiations with the property owners for the purchase of the Property. Once agreement on the terms of each acquisition is reached with the respective property owner, Port staff will seek additional approval from the Commission of those terms as well as authorization to proceed with closing.

This action does not include authorization to use the Port's eminent domain power to acquire the Property, and separate Commission action would be necessary to do so in the event negotiations fail to reach agreement with a property owner.

The Port of Vancouver's portion of the anticipated acquisition costs will span multiple budget years, and anticipated costs for 2026 were included in the 2026 budget.

Additional Information Attached? Yes

RECOMMENDATION: That the Board of Commissioners approve Resolution 2-2026 authorizing the port to negotiate the acquisition of certain real property necessary for the Lower Columbia River Channel Maintenance Plan.

Submitted by: Julianne Marlon, CEO

Date Action Taken _____

Motion By: _____

Approved: _____

Seconded By: _____

Deferred To: _____

Unanimous: Yes____ No____

RESOLUTION 2-2026

A Resolution Of The Port of Vancouver USA Board Of Commissioners, Clark County, Washington, Authorizing The Port To Negotiate the Acquisition of Certain Real Property Necessary For the Lower Columbia River Channel Maintenance Plan

WHEREAS, the Lower Columbia River Channel Maintenance Plan Dredged Material Management Plan ("**DMMP**"), dated May 2026, is necessary to ensure the continued reliability of a deep-draft navigation channel of the Columbia River, as authorized by the United States Congress pursuant to Section 101(b)(13) of the Water Resources Development Act of 1999, Public Law 106-53 and Division H, Section 123 of the Consolidated Appropriations Act of 2004, Public Law 108-199. The United States Army Corps of Engineers, Portland Division ("**USACE**"), is charged with maintaining the deep-draft navigation channel. USACE received a Record of Decision, dated June 1, 2026, with respect to such maintenance duties, including but not limited to the selection and placement of dredge material placement sites;

WHEREAS, the Port of Vancouver USA (the "**Port**") is a party to certain intergovernmental agreements by and between USACE and the following Non-Federal Sponsor Ports, consisting of the Ports of Longview, Kalama, Woodland, and Vancouver duly formed and organized under the laws of the State of Washington (collectively, the "**Washington Ports**") and the Port of Portland, OR which is duly formed and organized under the laws of the State of Oregon. Under said intergovernmental agreements, the Non-Federal Sponsor Ports are obligated to acquire certain property rights as directed by USACE in a Notice to Proceed, dated June 9, 2026 ("**USACE NTP**"), for the DMMP, including sites to be utilized for the placement of dredged materials from the Columbia River;

WHEREAS, RCW 53.08.010 authorizes and empowers the Port to acquire all lands, property, property rights, leases, or easements necessary to carry out its purposes, including but not limited to the purpose of improving waters and waterways per RCW 53.08.060;

WHEREAS, RCW 53,08.240 authorizes and empowers the Port to jointly acquire with other ports all lands, property, property rights, leases, or easements necessary for their purposes either entirely or partly within

and without its port district; provided, the Port obtain the consent of the such port district where real property or real property rights are located.

WHEREAS, to carry out the DMMP, it is necessary that the Port both acquire certain parcels of real property located in Washington State owned in fee by the property owners of record listed on the attached Exhibit "A" (the "**Property**").

WHEREAS, the Port seeks to engage in pre-acquisition activities related to the properties identified in Exhibit A and depicted in Exhibit B, including pre-acquisition scoping and negotiations, and will complete the necessary steps and, if necessary, take separate final action by resolution to acquire the properties as required by Chapter 8.12 RCW and RCW 8.25.290 (condemnation) at the appropriate time in the future.

WHEREAS, the Port also has the authority to acquire real property for public works programs by negotiation upon compliance with RCW 8.26.180 and other applicable laws.

NOW THEREFORE, BE IT RESOLVED:

- A. The Port, its designees, and its legal counsel, are authorized to: (i) conduct any necessary pre-negotiation activities, including but not limited to surveying, examining title, appraising, and conducting necessary investigations; (ii) obtain the consent of other port districts where certain parcels of the Property are located; and (iii) negotiate with the owners of the Property and any other person-in-interest for acquisition of the Property and to make a formal offer of just compensation at the appraised value of the Property to the fee owners and other parties-in-interest in the Property in compliance with RCW 8.26.180 and other applicable laws.
- B. The Port or its designees are authorized to execute the necessary documents to acquire the Property on behalf of the Port in the amount of the appraised value of the Property and in the form authorized by the Port's general counsel, subject to Port Commission approval.

ADOPTED, by the Port of Vancouver USA Board of Commissioners at a regular meeting of the Port of Vancouver USA Board of Commissioners held this 25th of August, 2026, and duly authenticated in open session by the signatures of the Port Commission voting in its favor.

PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS

President

Vice President

Secretary

EXHIBIT "A"
Parcels to be Acquired

RECOMMENDED PLAN SITES - ACQUISITION MATRIX

ENCLOSURE 1

Acq.No	Upland Placement Site Name	Owner	Taxlot	USACE Nav Serv. Letter?	Estate to Acquire	Year Acq. Needed	Area to Acquire (ACRES)	County
1	O-38.9-UP	BRADWOOD LLC	806090000100	Yes	Fee	2030	45.26	Clatsop, OR
2	O-42.9-UP	GEORGIA PACIFIC CONSUMER PRODUCTS	806260000100	No	TWAE	2027	40.25	Clatsop, OR
	O-42.9-UP	GEORGIA PACIFIC CONSUMER PRODUCTS	806000002800	No	TWAE		12.75	Clatsop, OR
3	O-42.9-UP-ADD	GEORGIA PACIFIC CONSUMER PRODUCTS	806260000100	No	TWAE	2028	16.50	Clatsop, OR
4	W-69.0-UP	WINTERS ANCHOR POINT LLC ETAL	24392	No	Fee	2029	4.97	Cowlitz, WA
	W-69.0-UP	WINTERS ANCHOR POINT LLC ETAL	24393	No	Fee		16.74	Cowlitz, WA
	W-69.0-UP	WINTERS ANCHOR POINT LLC ETAL	24100	No	Fee		163.32	Cowlitz, WA
5	O-77.0-UP-ADD	SARBANAND ENTS LLC	6119-00-00200	Yes	Fee	2026	5.10	Columbia, OR
	O-77.0-UP-ADD	SARBANAND ENTS LLC	6129-00-00100	Yes	Fee		0.99	Columbia, OR
	O-77.0-UP-ADD	SARBANAND ENTS LLC	6130-00-00100	Yes	Fee		0.04	Columbia, OR
6	W-38.5-BN (and UP)	WAKIAKUM COUNTY DIKING DISTRICT 1	40806410003	Yes	TWAE	2030	3.41	Wahkiakum, WA
7	W-38.5-BN (and UP)	OHRBERG, ROBERT M/OHRBERG HAANNAH J	40806440013	Yes	TWAE		1.01	Wahkiakum, WA
	W-38.5-BN (and UP)	OHRBERG, ROBERT M/OHRBERG HAANNAH J	40806440007	Yes	TWAE		0.24	Wahkiakum, WA
8	W-38.5-BN (and UP)	OHRBERG, ROBERT/OHRBERG PATRICIA	40806440004	Yes	TWAE		0.29	Wahkiakum, WA
9	W-38.5-BN (and UP)	WAGNER, JODY L	40806440008	Yes	TWAE		0.37	Wahkiakum, WA
10	W-38.5-BN (and UP)	CARLSON, GREGG T/CARLSON PAULA J	40806440005	Yes	TWAE		0.36	Wahkiakum, WA
11	W-38.5-BN (and UP)	EYKEL, FRANS G/EYKEL MARIA	40806440006	Yes	TWAE		0.03	Wahkiakum, WA
	W-38.5-BN (and UP)	EYKEL, FRANS G/EYKEL MARIA	90806120003	Yes	TWAE		0.13	Wahkiakum, WA
12	W-38.5-BN (and UP)	FREEMAN, BRENT S/FREEMAN RENE D	90806120004	Yes	TWAE		0.15	Wahkiakum, WA
13	W-38.5-BN (and UP)	HAUGE, PETER K/HAUGE CAROLINE J	40806440002	Yes	TWAE		0.24	Wahkiakum, WA
14	W-38.5-BN (and UP)	HAUGE, PETER K/HAUGE CAROLINE J	90806120005	Yes	TWAE		0.17	Wahkiakum, WA
15	W-38.5-BN (and UP)	NELSON, MICHELLE L	90806120006	Yes	TWAE		0.22	Wahkiakum, WA
16	W-38.5-BN (and UP)	BOLLEN, JEFFREY O/BOLLEN SHERRILL K	90806120009	Yes	TWAE		0.21	Wahkiakum, WA
	W-38.5-BN (and UP)	BOLLEN, JEFFREY O/BOLLEN SHERRILL K	90806120010	Yes	TWAE		0.06	Wahkiakum, WA

17	W-38.5-BN (and UP)	RAYMOND, LEWIS C/RAYMOND CAROL	90806120011	Yes	TWAE		0.04	Wahkiakum, WA
18	W-38.5-BN (and UP)	WATKINS RICHARD E	40806440009	Yes	TWAE		0.47	Wahkiakum, WA
19	W-43.9-BN	ABEL, JEFFERY A. & GRAY, PATRICIA A.	250806240008	Yes	TWAE	2028	0.13	Wahkiakum, WA
20	W-43.9-BN	COBURN, COLLEEN M.	250806240010	Yes	TWAE		0.07	Wahkiakum, WA
21	W-43.9-BN	SILVESTRI, THOMAS	250806240007	Yes	TWAE		0.11	Wahkiakum, WA
22	W-43.9-BN	TURNER, TRACY L. & MATTHEW G.	250806240001	Yes	TWAE		0.07	Wahkiakum, WA
23	W-43.9-BN	KRZTON, WILLIAM F. & COLLEEN	250806240004	Yes	TWAE		0.07	Wahkiakum, WA
24	W-43.9-BN	BERGSENG, ALBERT & GALE, LYNAH	250806240003	Yes	TWAE		0.02	Wahkiakum, WA
25	W-43.9-BN	MAFI, KATHY	250806240006	Yes	TWAE		0.04	Wahkiakum, WA
26	W-43.9-BN	BARTON, ROSEMARY J.	250806230001	Yes	TWAE		0.01	Wahkiakum, WA
27	W-43.9-BN	NORRIS, ELIZABETH J.	250806240011	Yes	TWAE		0.18	Wahkiakum, WA
28	W-43.9-BN	COBURN, COLLEEN M.	250806240009	Yes	TWAE		0.22	Wahkiakum, WA
29	W-57.4-BN	OLSON LIVING TRUST	WO1216002	Yes	TWAE	2029	0.19	Cowlitz, WA