Port of Vancouver USA

AGENDA
PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
3103 NW Lower River Road, Vancouver, WA 98660
Tuesday, September 22, 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 September 8, 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, September 21, 2026, by emailing **povcommissioners@portvanusa.com****

E) ACTION ITEMS
1) Approve Second Amendment to Lease between the Port of Vancouver USA and G&M Industries, Inc. d/b/a Vanport Trucking
2) Approve Contracts with Jacobs Engineering, Moffatt & Nichol and Interface Engineering for On-Call Electrical Engineering and Consulting Services

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, September 21, 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, September 22, 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	09/22/2026
	Title	Date

APPROVED BY:

	Title

SUBJECT: Minutes of the September 8, 2026, Regular Meeting

BACKGROUND:

Please see attached minutes.

Additional Information Attached: Minutes of 09/08/2026 Regular Meeting

RECOMMENDATION: That the Port of Vancouver USA Board of Commissioners adopts and executes the minutes of the September 8, 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, September 8, 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, September 8, 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 August 25, 2026

On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried unanimously, the Board of Commissioners approved the minutes of the August 25, 2026, regular meeting.

OPEN FORUM

Commissioner Orange asked if anyone had signed up to speak during open forum. Chief Administrative Officer Jonathan Eder 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 First Amendment Lease between Port of Vancouver and Sigma DG Corporation

Lori Kaylor, Industrial and Maritime Sales Manager, presented the action item and discussed it with the Commission.

On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried unanimously, the Board of Commissioners approved and authorized the CEO to sign the Lease Agreement at 2801 Section B and C NW Lower River Road between the Port of Vancouver and Sigma DG Corporation.

E-2 Approve First Amendment to Restated Ground Lease between the Port of Vancouver and Cellco Partnership d/b/a Verizon Wireless

Lori Kaylor, Industrial and Maritime Sales Manager, presented the action item and discussed it with the Commission.

On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried unanimously, the Board of Commissioners approved and authorized the CEO to execute the First Amendment Restated Ground Lease at 2001 Kotobuki Way between the Port of Vancouver and Cellco Partnership d/b/a Verizon Wireless.

E-3 Approve Public Works Contract for Bid 26-47: South Administrative Building Roof and HVAC Replacement Project

Josh Pope, 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 Fisher Construction Group Inc. the lowest responsive and responsible bidder, for Bid 26-47: South Administrative Building Roof and HVAC Replacement Project for the base bid of $883,763 plus applicable Washington State Sales Tax.

UNFINISHED BUSINESS

Port Contracts Logs

The commissioners reviewed the port contracts logs. Chief Administrative Officer Eder 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, ratified and approved the payment of August 2026 Vouchers 129189-129593 in the amount of $6,430,656.17 including Electronic Payments generated between 08/01/2026-08/31/2026 in the amount of $1,880,351.17 and August 2026 Payroll Check 52289699 and 52293223-52293224 and Direct Deposits 320001-320137 and 340001-340157 in the amount of $873,077.09.

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

COMMISSIONERS REPORTS

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

- Port Tour
- Regional Transportation Council Meeting

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
- Community Brainstorming for Climate Action – Marshall Center
- Hands Across the Bridge – Esther Short Park
- Labor Day Picnic

UPCOMING EVENTS

A list of upcoming events was displayed on the screen for viewers to see staff activities and community meetings. Chief Administrative Officer Eder stated the next commission meeting would be held on Tuesday, September 22, 2026, at 9:30 a.m. He also noted several upcoming community events.

In addition, he reminded everyone of the ways they can communicate with the Commission. He stated there is a great deal of information available on the port's recently updated website and encouraged everyone to check it out.

WORKSHOP

Cybersecurity Update

Chief Administrative Officer Eder introduced Information Security Architect Chris Carter and Logan Rogers, Information Security Analyst.

Chris Carter provided a cybersecurity update highlighting recent U.S. Coast Guard and State Auditor assessments, evolving Maritime Transportation Security Act requirements, cybersecurity grants, system monitoring, staff and vendor training, and partnerships supporting threat-information sharing.

Logan Rogers discussed the rapidly advancing capabilities and risks of artificial intelligence, ways to recognize and verify potentially fraudulent communications, and the port's approach to cybersecurity testing, incident response, data recovery, and business continuity.

The Commissioners thanked Chris and Logan for their work.

SIGN DOCUMENTS

The Board signed documents at 10:57 a.m.

ADJOURNMENT

There being no further business to come before the Port of Vancouver USA Board of Commissioners, the Tuesday, September 8, 2026, regular meeting was adjourned at 10:59 a.m. by Commissioner Orange.

PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS

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Don Orange, President

____
Eric LaBrant, Vice President

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Temple Lentz, Secretary

Karla Hiler, Operations Program Manager,
September 8, 2026, Regular
Port of Vancouver USA Board of
Commission Meeting

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	09/22/2026
Alex Strogen	Title	Date

SUBJECT: Approve Second Amendment to Lease between the Port of Vancouver USA and G&M Industries, Inc. d/b/a Vanport Trucking

BACKGROUND:

The Port of Vancouver USA's strategic plan establishes goals to support growth and economic opportunities for existing tenants.

G&M Industries, Inc. d/b/a Vanport Trucking (Vanport Trucking) has been a port tenant since 1966 and located in several locations throughout the Port over the years. In 1992 Vanport Trucking was established, creating a second generation company. In 2011, Vanport Trucking relocated to the current location at 3201 NW Lower River Road, where they store and transload building materials for distribution throughout Washington and Oregon. They currently have 22 full-time employees.

On August 1, 2016, the Port and Vanport entered into a new 10-year lease for 31,500 square feet of warehouse and office space in BL3201, and an additional 1 acre of flexible truck parking with two 2-year options to extend. In 2019, the First Amendment increased the warehouse space to a total of 40,500 square feet.

The purpose of the Second Amendment is to exercise the remaining two options for a total of four (4) years effective August 1, 2026 through July 31, 2030 and consolidate their 1 acre of truck parking to one location. The port will be providing up to $25,000 in repairs to repave two entry ramps and replace an 18' x 45' section of concrete flooring. If approved, the value of this lease amendment is approximately $1,010,880.00 over the term plus additional charges for LET, CAM, insurance and stormwater fees.

The revenue for this lease has been included in the 2027 preliminary budget.

Additional Information Attached? No

RECOMMENDATION: That the Board of Commissioners approve and authorize the CEO to execute the Second Amendment to Lease at 3201 B and C between the Port of Vancouver USA and G&M Industries, Inc. d/b/a/ Vanport Trucking.

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	09/22/2026
	Kent Cash	Title	Date
SUBJECT:	Approve Contracts with Jacobs Engineering, Moffatt & Nichol and Interface Engineering for On-Call Electrical Engineering and Consulting Services		

BACKGROUND:

This agenda item supports the port's Strategic Plan goals for maintaining the port's sustainability program to ensure that port operations are based on economic, environmental, and social values, as well as pursuing opportunities that utilize the port's property and infrastructure investments to create jobs and support the economy.

The port requires consulting services to support maintenance, expanded services, and upgrades to our electrical infrastructure, while focusing on our climate action plan (CAP) goals. Examples of work that may be performed under this contract include evaluating the port's current and future power needs, shore power projects and upgrading the port's electrical systems with an emphasis on decreasing dependency on fossil fuels and incorporating "green power" solutions such as electrical vehicles, and electric powered HVAC systems.

On June 18, 2026, the port issued a Request for Qualifications (RFQ) for On-Call Electrical Engineering and Consulting Services and received nine proposals for evaluation. Interviews were conducted, and the results determined Jacobs Engineering, Moffatt & Nichol, and Interface Engineering to be the most qualified consultants to perform the services required by the port.

The contracts will be issued for five years with the option to extend to complete any open task orders. Should a contract reach its dollar threshold, additional funds will be requested in accordance with Resolution 10-22: Administrative Authority of the CEO. Funds for these contracts are included in the approved 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 with Jacobs Engineering for a not to exceed amount of $500,000, Moffatt Nichol for a not to exceed amount of $500,000 and Interface Engineering for a not to exceed amount of $500,000, to perform on-call Electrical Engineering Services.

Submitted by: Julianna Marler, **CEO**

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

Approved:______________ **Seconded By:**___________________

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