Port of Vancouver USA

AGENDA
PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
3103 NW Lower River Road, Vancouver, WA 98660
Tuesday, November 10, 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 October 27, 2026, Regular Meeting
3) Community Fund Update - Vancouver Ballet Folklorico

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, November 9, 2026, by emailing **povcommissioners@portvanusa.com****

PUBLIC HEARING
1) 2027 Final Budget – Action Items E-1 and E-2
To provide virtual oral comment during the public hearing, you must register no later than 12:00 p.m. on Monday, November 9, 2026, by emailing **povcommissioners@portvanusa.com**

E) ACTION ITEMS
1) Approve Resolution 3-2026: Authorizing an Increase in Regular Tax Levy
2) Approve Resolution 4-2026: Adoption of 2027 Final Budget
3) Approve Second Amendment to Ground Lease and Amendment to Memorandum of Ground Lease for BOZ Port of Vancouver Owner LLC

F) UNFINISHED BUSINESS

1) Port Contract Logs

G) NEW BUSINESS

H) ACCOUNTS PAYABLE

Voucher Numbers	129920 - 130366	$	5,465,379.72
Electronic Payments	10/01/2026 - 10/31/2026	$	1,259,514.62
Payroll Voucher Numbers		$	853,276.94
Direct Deposits	410001 - 410137 430001 - 430139		

I) CEO REPORT

1) Project Updates

J) COMMISSIONERS REPORTS

K) UPCOMING EVENTS/COMMUNICATING WITH THE COMMISSION

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, November 9, 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, November 10, 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	11/10/2026
Betsy Rogers	Title	Date

APPROVED BY:

Title

SUBJECT: Minutes of the October 27, 2026, Regular Meeting

BACKGROUND:

Please see attached minutes.

Additional Information Attached: Minutes of 10/27/2026 Regular Meeting

RECOMMENDATION: That the Port of Vancouver USA Board of Commissioners adopts and executes the minutes of the October 27, 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, October 27, 2026

CALL TO ORDER

Commission Vice-President LaBrant 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, October 27, 2026, at the at the Port of Vancouver USA Administrative Office, 3103 NW Lower River Road, Vancouver, Washington 98660.

OPENING REMARKS

Commissioner LaBrant welcomed everyone to the commission meeting. He announced no executive session would be held and that the meeting is being recorded. He also informed attendees that Commissioner Orange will not be in attendance. Commissioner LaBrant 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 October 13, 2026

On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried 2-0, the Board of Commissioners approved the minutes of the October 13, 2026 regular meeting.

Community Fund Update - Latinos Unidos y Floreciendo (LUYF)

CEO Julianna Marler welcomed Mike Bomar, Chief Economic Strategy Officer, to the podium to introduce one of this year's port Community Fund Program recipients.

Chief Economic Strategy Officer Mike Bomar briefly described the Community Fund Program and the recipient selection process. He then provided an overview of the education program at Heritage Farms and introduced Michelle Vazquez, Executive Director of Latinos Unidos y Floreciendo, to share more about the program.

Michelle Vazquez shared how Community Fund support helped support the Blue Hopi Corn program, where participants learned to plant and tend Blue Hopi corn while exploring its cultural history. Funding supported seeds, supplies, cooking tools, healthy snacks, and program staff. She thanked the Port and commissioners for supporting the program.

OPEN FORUM

Commissioner LaBrant 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 2027 Preliminary Budget

Scott Goodrich, Chief Financial Officer, presented the action item and discussed it with the commissioners.

On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried 2-0, the Board of Commissioners adopt the 2027 preliminary budget as presented.

E-2 Approve Change Order 8 for Public Works Contract 25-02: Renaissance Trail Segments 4 and 5

Joel Fairchild, Construction Project Manager, presented the action item and discussed it with the commissioners.

On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried 2-0, the Board of Commissioners authorizes the CEO to execute Change Order 8 in the amount of $236,976.75 with Advanced Excavation Specialist LLC for Public Works Contract 25-02: Renaissance Trail Segment 4 and 5 revising the total contract amount to $5,054,292.04.

E-3 Approve Lease Agreement between the Port of Vancouver and Boise Cascade Building Materials Distribution, LLC

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

On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried 2-0, the Board of Commissioners authorizes the CEO to execute the lease at 2601 W 26th Street, between the Port of Vancouver and Boise Cascade Building Materials Distribution LLC.

E-4 Approve Contract to Purchase JAGGAER Procurement and Contract Management Software and Implementation Services

Dawn Egbert, Director of Procurement and Administrative Services, presented the action and discussed it with the commissioners.

On motion by Commissioner Lentz, seconded by Commissioner LaBrant, and carried 2-0, the Board of Commissioners authorizes the CEO to execute an agreement with Carahsoft Technology Corp for JAGGAER software and implementation services for a not to exceed amount of $861,012.88.

UNFINISHED BUSINESS

No unfinished business was discussed.

NEW BUSINESS

No new business was discussed.

CEO REPORT

CEO Marler shared she and several others attended the Pacific Northwest Waterways Association (PNWA) Annual Convention in Vancouver

COMMISSIONERS REPORTS

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

- Met with CEO
- Pacific Northwest Waterways Association (PNWA) Annual Convention

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

- Met with CEO

Commissioner Orange absent.

UPCOMING EVENTS/COMMUNICATING WITH THE COMMISSION

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, November 10, 2026, at 9:30 a.m. She highlighted several upcoming community events, ways to communicate with Commissioners, and information available on the website, and encouraged sign-up for port tours.

WORKSHOP

No workshop was held during this meeting.

SIGN DOCUMENTS

The Board signed documents at 10:02 a.m.

ADMINSTRATIVE UPDATE/WORK SESSION

No Administrative Session was held during this meeting.

ADJOURNMENT

There being no further business to come before the Port of Vancouver USA Board of Commissioners, the Tuesday, October 27, 2026 regular meeting was adjourned at 10:05 a.m. by Commissioner LaBrant.

PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS

_____
Don Orange, President

_____
Eric LaBrant, Vice President

_____
Temple Lentz, Secretary

Betsy Rogers, Executive Assistant,
October 27, 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:

Title

APPROVED BY:

Chief Financial Officer 11/10/2026

Scott D. Goodrich Title Date

SUBJECT: Approve Resolution 3-2026: Authorizing an Increase in Regular Tax Levy

BACKGROUND:

Revised Code of Washington (RCW 84.55.120) requires a taxing district, other than the state, that collects regular levies to hold a public hearing on its budget. The hearing must include consideration on its proposed regular tax levy.

The port's 2027 budget proposes an increase of the regular tax levy of 1% including new construction and utilization of previously banked tax levy capacity. The public hearing on the 2027 budget is being held on November 10, 2026.

Additional Information Attached? Yes

RECOMMENDATION: That the Port of Vancouver Board of Commissioners approves and executes Resolution 3-2026, authorizing an increase in the regular tax levy.

Submitted by: Julianna Marler, **CEO**

Date Action Taken_____ **Motion By:**_____

Approved:_____ **Seconded By:**_____

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

RESOLUTION 3-2026

A RESOLUTION OF THE PORT OF VANCOUVER BOARD OF COMMISSIONERS AUTHORIZING AN INCREASE IN TAX LEVY

WHEREAS, the Board of Commissioners of the Port of Vancouver has met and considered its budget for the calendar year 2027; and

WHEREAS, the district's highest lawful levy amount was $14,136,669; and,

WHEREAS, the population of this district is more than 10,000; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Port of Vancouver that an increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2027 tax year. Utilizing banked capacity, the dollar amount of the increase over the actual levy amount collected in the 2026 tax year shall be $358,189 which is a percentage increase of 2.53% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made. This is currently estimated at $216,105 in additional levy capacity.

BE IT FURTHER RESOLVED that a certified budget request or estimate is filed with the County Legislative Authority, separate from this resolution. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The form for this purpose is titled "Levy Certification" and is available through the Assessor's Office. Certification is made in a manner prescribed by the County Legislative Authority.

ADOPTED by the Port of Vancouver Board of Commissioners on the 10th day of November 2026 and signed in authentication of its adoption.

PORT OF VANCOUVER, U.S.A
BOARD OF COMMISSIONERS

_____
President

_____
Vice President

_____
Secretary

Agenda
Item No. E-2

REQUEST FOR COMMISSION ACTION **PORT OF VANCOUVER USA**

REVIEWED BY:

Title

APPROVED BY:

		Chief Financial Officer	11/10/2026
	Scott D. Goodrich	Title	Date

SUBJECT: Approve Resolution 4-2026: Adoption of 2027 Final Budget

BACKGROUND:

The 2027 Port of Vancouver USA budget supports the port's strategic goals and mission to maximize revenue and create economic benefit to our community. This budget reflects the collaborative efforts of the port commission and staff to identify available resources to meet the port's key initiatives.

A preliminary budget administrative work session was held on October 13, 2026 to review the port's recommended 2027 budget of the port district. Port of Vancouver staff presented the Board of Commissioners with an overview of proposed department budgets, 2027 capital program, financing and tax levy option to consider. The work session was open to the public.

The budget is a plan of financial operation that involves estimating sources and uses of funding for the annual period of January 1, 2027 through December 31, 2027. As a management tool, the budget provides a guide to the conduct of operations and basis for evaluating actual results. Another important function of the budget is to identify and allocate resources for planned capital projects.

Additionally, the budget document fulfills a legal requirement for the purpose of levying port district taxes. The port's budget estimates an increase of the regular tax levy of 1%, new construction and utilization of previously banked tax levy capacity.

Additional Information Attached? Yes

RECOMMENDATION: That the Port of Vancouver Board of Commissioners approves and executes Resolution 4-2026, adopting the 2027 Final Budget in the amount of $137,859,617.

Submitted by: Julianna Marler, **CEO**

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

Approved:_____ **Seconded By:**_____

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

RESOLUTION 4-2026

A RESOLUTION OF THE PORT OF VANCOUVER BOARD OF COMMISSIONERS ADOPTING THE 2027 FINAL BUDGET

WHEREAS, it is required by Chapter 53.35 of the *Revised Code of Washington* that a budget be adopted for the ensuing fiscal year showing the estimated expenditures and the anticipated available funds from which all expenditures are to be paid; and

WHEREAS, it is also required that a certified copy of such final budget, showing the amount to be raised by taxation on the assessed value of property within the district, be filed with the Board of County Commissioners for the purpose of levying port district taxes;

WHEREAS, the Port of Vancouver Board of Commissioners held a public preliminary budget administrative work session on October 13, 2026; and the Port of Vancouver Board of Commissioners held a final budget public hearing on November 10, 2026; and

WHEREAS, notice of a public hearing to consider adoption of a final budget has been given as required by publication in *The Columbian* and that Notice of Public Hearing has also been given to the news media and other interested parties; and

WHEREAS, this is the time and place fixed by this Board of Commissioners for the adoption of the 2027 final budget for the Port of Vancouver.

NOW, THEREFORE, BE IT RESOLVED by the Port of Vancouver Board of Commissioners that the 2027 final budget, as set forth in the attached exhibit

hereto and made a part hereof, be adopted as the final budget for the year 2027.

BE IT FURTHER RESOLVED that a copy of the final budget including provision for the full available tax levy within statutory limitations, estimated to be $14,494,857 and a copy of this Resolution be filed with the Board of County Commissioners and with the County Assessor of Clark County, Washington as the basis for the tax levy assessed in 2026, to be collected in year 2027.

ADOPTED by the Port of Vancouver Board of Commissioners on the 10th day of November, 2026 and signed in authentication of its adoption.

PORT OF VANCOUVER, U.S.A
BOARD OF COMMISSIONERS

_____
President

_____
Vice President

_____
Secretary

Port of Vancouver USA

2027 Budget

SOURCES

Operating Revenues		
15-Rail		1,887,770
16-Finance & Accounting		100,000
17-Sales		25,000
18-Commercial		911,898
19-Industrial		19,770,784
20-Facilities		225,000
21-Marine Operations		27,310,219
22-Security		956,829
40-Marine Terminal		7,290,151
	Total Operating Revenues	$ 58,477,651
Non-operating Revenues		
Ad Valorem Taxes		14,494,857
TIF Revenue		500,000
Interest Income		3,038,000
Grants & Other Contributions		23,612,000
Proceeds from Sale of Property		20,000
Other		118,600
	Total Non-operating Revenues	$ 41,783,457
	Total Revenues	$ 100,261,108
	Transfer from General Fund/Financing	$ 37,598,509
	TOTAL SOURCES	**$ 137,859,617**

USES

Operating Expenses		
05-Executive		1,079,363
06-Economic Development		1,312,232
10-Administration		1,627,637
11-External Affairs		2,606,626
12-Information Technology		2,315,936
13-Procurement & Contracts		960,883
14-Human Resources		710,755
15-Rail		1,450,652
16-Finance & Accounting		4,167,668
17-Sales		2,747,329
18-Commercial		271,466
19-Industrial		2,430,113
20-Facilities		10,504,902
21-Marine Operations		2,447,179
22-Security		3,389,317
32-Environmental		2,044,705
40-Marine Terminal		10,642,916
	Total Operating Expenses	$ 50,709,680
Non-operating Expenses		
Debt Service		13,248,436
Environmental Remediation		1,352,500
Interest Expense		820,000
	Total Non-operating Expenses	$ 15,420,936
	Total Expenses	$ 66,130,617
	Capital Projects	$ 71,729,000
	TOTAL USES	**$ 137,859,617**

Agenda
Item No. E-3

REQUEST FOR COMMISSION ACTION	PORT OF VANCOUVER USA	
REVIEWED BY:		
	Director of Industrial Business	
Chrissy Lyons	Title	
APPROVED BY:		
	Chief Commercial Officer	11/10/2026
Alex Strogen	Title	Date

SUBJECT: Approve Second Amendment to Ground Lease and Amendment to Memorandum of Ground Lease for BOZ Port of Vancouver Owner LLC

BACKGROUND:

This lease supports the port's Strategic Plan goal to implement the vision of a destination waterfront at Terminal 1, as well as the goal to pursue opportunities that use the port's property and investments to create jobs and support the local economy.

Effective May 6, 2021, the port entered into a ground lease with BOZ Port of Vancouver Owner LLC ("BOZ") for property at the port's Terminal 1, under which BOZ constructed the ZoomInfo Headquarters building ("ZoomInfo HQ"). The First Amendment to Ground Lease was entered into effective September 21, 2021, to allow an extended period of construction staging for the nearby AC Marriott hotel. BOZ began construction of ZoomInfo HQ in 2022 and substantially completed construction and turned the building over to ZoomInfo November 2024. As one of the conditions of approval, the City of Vancouver required that the port record a Boundary Line Adjustment Deed consolidating Terminal 1 Adjusted Lots 7, 8, and 9 into one lot, now known as Terminal 1 Combined Lot 7. That Deed was recorded on June 12, 2024.

The lease amendment and related amended memorandum of lease do not change the business terms of the initial lease; rather, the lease amendment only updates the legal description of the Lease Premises to reflect the lot consolidation into Combined Lot 7. It also affirms that there was no change to the footprint of the Lease Premises as a result of such lot consolidation.

The 393,000 square foot ZoomInfo HQ supports 500 employees for six office and retail businesses, including ZoomInfo, Southland Industries, Regence BlueCross BlueShield of Oregon, Trend Capital, and soon-to-open Compass Coffee, and Luna Nails. The building is 85% occupied, with approximately 53,000 square feet of office space and 12,600 square feet of retail space currently available for lease.

Additional Information Attached? No

RECOMMENDATION: That the Board of Commissioners approve and authorize the CEO to execute the Second Amendment to Ground Lease and Amendment to Memorandum of Ground Lease between the Port of Vancouver and BOZ Port of Vancouver Owner LLC for the property located at 330 W. Columbia Way.

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	11/10/2026
Scott D. Goodrich	Title	Date

SUBJECT: VENDOR CLAIMS APPROVAL

BACKGROUND:

Please refer to attached listing October 2026 Vendor Claims:

Voucher Numbers	129920 - 130366	$	5,465,379.72
Electronic Payments	10/01/2026 - 10/31/2026	$	1,259,514.62
Payroll Voucher Numbers		$	853,276.94
Direct Deposits	410001 - 410137 430001 - 430139		

Additional Information Attached: October 2026 Payables Listing

RECOMMENDATION: That the Port of Vancouver USA Board of Commissioners, by motion, ratifies and approves the payment of October 2026 Vouchers 129920-130366 in the amount of $5,465,379.72 including Electronic Payments generated between 10/01/2026-10/31/2026 in the amount of $1,259,514.62 and October 2026 Payroll Direct Deposits 410001-410137 and 430001-430139 in the amount of $853,276.94.

Submitted by: Julianna Marler, **CEO**

Date Action Taken_____ **Motion By:** _____

Approved: _____ **Seconded By:** _____

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