

Port of Vancouver USA

Board of Commissioners Meeting

JUNE 10, 2025



Open Forum

To provide virtual oral comment during the board meeting, you must register no later than 12:00 p.m. Monday, June 9, 2025, by emailing povcommissioners@portvanusa.com



Action Items



Action Item E-1

Approve First Amendment to Lease between the Port of Vancouver USA and Vancouver Bulk Terminal LLC



COMMERCIAL TEAM LEASE PROCESS

Staff reviews business opportunity including deal points, finances and site evaluation



Leadership review and approval of business opportunity



Lease deal points negotiation with tenant



Lease document negotiation



Tenant signs final lease documents



Final approval and signatures



Implement lease, tracking, accounting and files



LEASE BOUNDARY EXHIBIT

PORT OF VANCOUVER
VBT PREMISES
MAY 3, 2023
REVISED JANUARY 30, 2024
UPDATED APRIL 26, 2024
UPDATED WITH AERIAL IMAGERY
MARCH 26, 2025

DRAWING NOTE

THIS DRAWING WAS PREPARED AT THE REQUEST OF THE PORT OF VANCOUVER TO SHOW THE TWO VBT RAIL LEASE AREAS (NEW (PROPOSED) AND AFN 6121745 RECORDED IN MAY OF 2023) AND THE BNSF RAILWAY AREA WHICH IS CURRENTLY OWNED BY THE PORT OF VANCOUVER. BNSF RETAINS FRANCHISE AGREEMENT RIGHTS OVER SAID AREA.

LEGEND

- NEW (PROPOSED) RAIL LEASE AREA
- CURRENT RECORDED RAIL LEASE AREA (AFN 6121745)
- OTHER EXISTING LEASE AREAS (AFN 6121745)
- PORTION OF BNSF RAILWAY AREA (EXHIBIT B OF AFN 4524401)

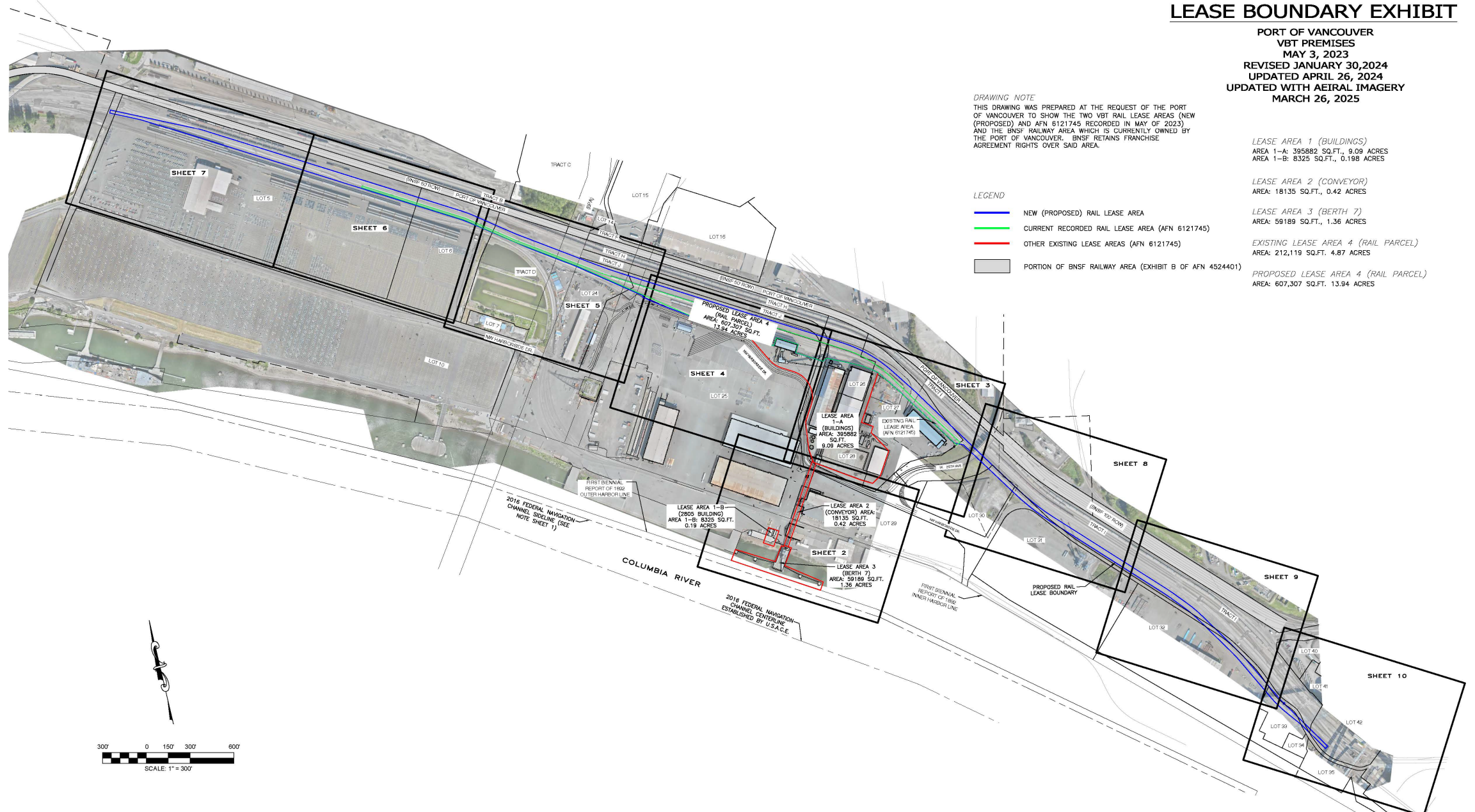
LEASE AREA 1 (BUILDINGS)
AREA 1-A: 395882 SQ.FT., 9.09 ACRES
AREA 1-B: 8325 SQ.FT., 0.198 ACRES

LEASE AREA 2 (CONVEYOR)
AREA: 18135 SQ.FT., 0.42 ACRES

LEASE AREA 3 (BERTH 7)
AREA: 59189 SQ.FT., 1.36 ACRES

EXISTING LEASE AREA 4 (RAIL PARCEL)
AREA: 212,119 SQ.FT. 4.87 ACRES

PROPOSED LEASE AREA 4 (RAIL PARCEL)
AREA: 607,307 SQ.FT. 13.94 ACRES



Action Item E-2

Approve Raj Chemicals Americas LLC Accounts
Receivable Write-off



Action Item E-3

Approve the Sale of Surplus Equipment



Unfinished Business

PORT CONTRACTS LOGS



New Business



Accounts Payable



CEO Report



CEO Report I-1

Environmental Project Updates



Pollinator Habitat Improvements

- Importance
- Partnership
- Project Integration
- Early Results



Vancouver Bee City USA and Pollinator Festival

Saturday
June 21,
2025

Marshall
Park

9am-3pm

Vendors,
Speakers,
Events



Purple Martin Update



Streaked Horned Larks



Commissioners Reports



Upcoming Events

Next Commission Meeting

- Regular Commission Meeting – Tuesday, June 24, 9:30 a.m.
Meeting Location: C-TRAN Administration Building, 10600 NE 51st Circle, Vancouver WA 98682

Community Events

- Arnada Neighborhood Association meeting – Thursday, June 12, 7:00 p.m., Vancouver Housing Authority
- Juneteenth Freedom Celebration – Saturday, June 14, 10:00 a.m. to 3:00 p.m., Esther Short Park. Live music, local vendors, an interactive history display, and family activities. No fee to attend.
- Wander Clark County Walking Tours – Saturday, June 14, Old City Cemetery with the Clark Co. Historical Museum. Cost is \$10. Register at cchmuseum.org/wandercc
- Father's Day – Sunday, June 15 – Don't forget dad!
- Port offices closed – Thursday, June 19 in observance of Juneteenth.
- First day of summer – Friday, June 20.
- Pollinator Festival – Saturday, June 21, 2025, 9:00 a.m. to 3:00 p.m., Marshall Park. Features 8 speakers, 35+ vendors, and 5 walking tours. Free and open to all; no registration required.



Communicating with the Commission

- Share your thoughts during Open Forum, the public comment period for all regularly scheduled commission meetings.
- Email the commissioners at povcommissioners@portvanusa.com
- Speak to the commissioners by calling the port office at 360-693-3611 for specific contact information.
- Mail your comments to:
POV Board of Commissioners
3103 NW Lower River Road, Vancouver, WA 98660
- For more information, visit the port's website: www.portvanusa.com



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