

Port of Vancouver USA
Board of Commissioners Meeting
NOVEMBER 8, 2022



Community Fund Update



MARKET ASSISTANCE PROGRAM (MAP)

A vendor training program supporting small business owners who experience barriers to market participation





IDENTIFIED BARRIERS

- ➔ **Start up funds and/or access to traditional loan programs**
- ➔ **Licensing & permitting**
- ➔ **Language**
- ➔ **Transportation**



PROGRAM QUALIFICATIONS



**Clark County owned business
that produce handmade or
homegrown products**



**Household with a yearly
gross income (pre-tax) less
than 80% AMI (area median
income)**



PROGRAM BENEFITS



1:1 Trainings & Technical Assistance



Free Market Space



Market Equipment



Access to non-traditional loans, grants, IDA savings programs

“

Our goal is to support small businesses who are new to farmers markets by eliminating the risk and helping them navigate the backend of vending.

- Hannah Cotter, Mercy Corps Northwest

We loved the networking opportunities!

- MAP Participant

It was amazing, I sold over \$1,284 in one weekend!!!

- MAP Participant

This has been very good for my family and my business!

- MAP Participant

Good things are coming our way and we are going for it!

- MAP Participant

”



PROGRAM RESULTS



10
new businesses
supported



34
selling days



\$26,400
total vendor
sales



50%
BIPOC owned
90%
female owned
20%
LGBTQ+ owned



\$3,400
total vendor
fees covered



CHALLENGES

- ➔ Some who applied, did not qualify or permitting cost was prohibitive
- ➔ Sharing booth space was a positive experience for some, negative for others

FUTURE

- ➔ Continuation into Fall Market (Nov & Dec)
- ➔ Program expansion planned for 2023



FILLING A FUNDING GAP

Funds from the Port of Vancouver Community Fund supported:



Creation of training materials



Day-of management of MAP vendors

THANK YOU TO OUR PROGRAM PARTNERS & SUPPORTERS!



Stephanie Clark
Vancouver Farmers Market
Partnerships & Programs Manager
s.haynes@vancouverfarmersmarket.com

Open Forum

To provide virtual oral comment during the board meeting, you must register no later than 12:00 p.m. Monday, November 7, 2022, by emailing povcommissioners@portvanusa.com



Action Items

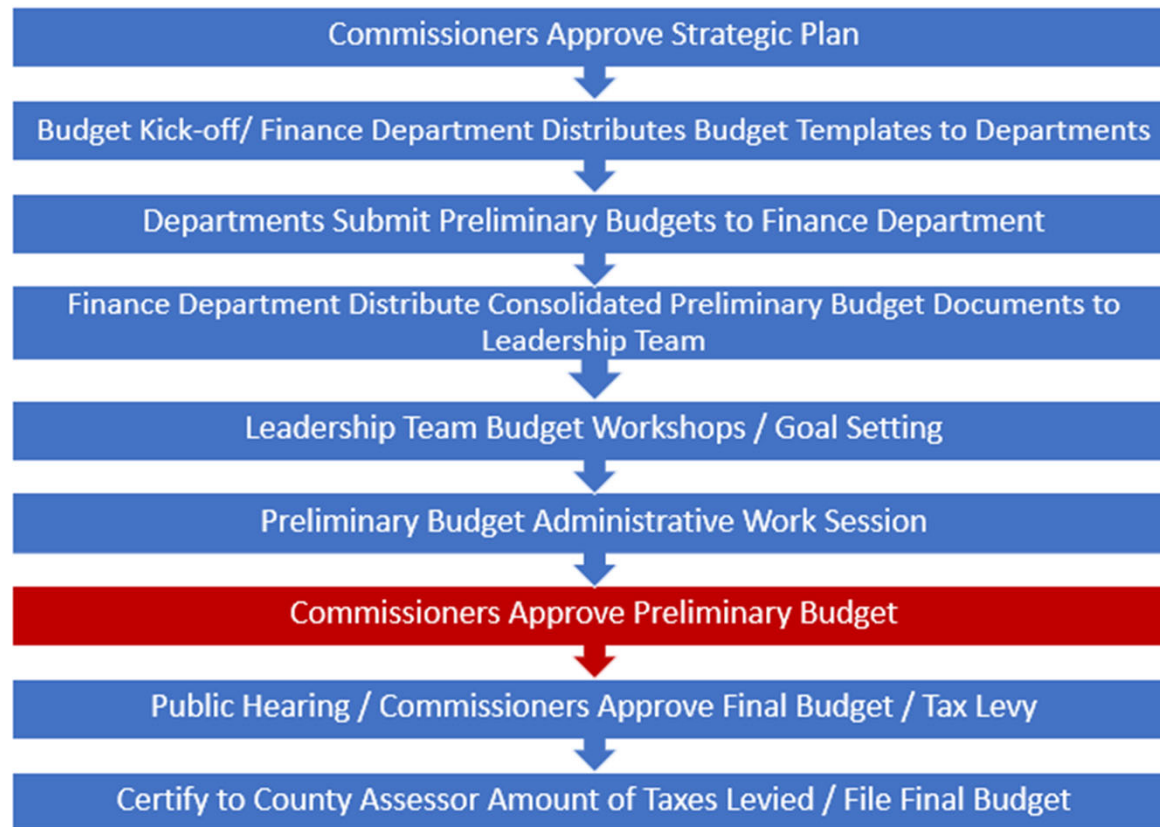


Action Item E-1

Approve 2023 Preliminary Budget



Port Budget Process



2023 Sources (revenues) and Uses (expenses)

SOURCES		USES	
Operating Revenues		Operating Expenses	
15-Rail	1,420,058	05-Executive	1,004,390
16-Finance & Accounting	120,000	06-Economic Development	794,199
18-Commercial	269,629	10-Administration	1,672,952
19-Industrial	13,947,726	11-External Affairs	1,950,589
20-Facilities	100,000	12-Information Technology	1,600,126
21-Marine Operations	21,920,651	13-Procurement & Contracts	583,865
22-Security	545,634	14-Human Resources	463,885
40-Marine Terminal	11,146,417	15-Rail	1,411,920
Total Operating Revenues	\$ 49,470,115	16-Finance & Accounting	2,757,743
Non-Operating Revenues		17-Sales	2,317,901
Ad Valorem Taxes	13,048,204	18-Commercial	311,000
Interest Income	1,290,000	19-Industrial	1,890,900
Grants & Other Contributions	2,222,120	20-Facilities	7,799,937
Proceeds from Sale of Property	10,000	21-Marine Operations	2,122,248
Other	88,600	22-Security	2,795,613
Total Non-Operating Revenues	\$ 16,658,924	32-Environmental	1,624,888
		40-Marine Terminal	11,560,956
		Total Operating Expenses	\$ 42,663,112
Total Revenues	\$ 66,129,039	Non-Operating Expenses	
Transfer from General Fund/Financing	\$ 11,638,400	Debt Service	10,339,132
		Environmental Remediation	1,060,175
TOTAL SOURCES	\$ 77,767,439	Other Nonoperating Expenses	1,145,000
		Total Non-Operating Expenses	\$ 12,544,307
		Total Expenses	\$ 55,207,419
		Capital Projects	\$ 22,560,020
		TOTAL USES	\$ 77,767,439



<i>Description</i>	<i>2023</i>
Maintenance	
Maintenance: Buildings - BLDG 1501 Roof/Gutters and Paint	50,000
Maintenance: Buildings - BLDG 3209 Office Demo	150,000
Maintenance: Capital Dredging - Berth 17	450,000
Maintenance: Equipment - EV Charging Stations and Electrical Infrastructure	250,000
Maintenance: IT - Fiber and Cameras on Gateway overpass	75,000
Maintenance: IT - Vaults and Conduit for Connection to Main Duct Bank	150,000
Maintenance: Mechanical and HVAC - HVAC Building Replacements/Upgrades	200,000
Maintenance: Paving and Striping - T2 Pavement Replacement	315,000
Maintenance: Paving and Striping - T3 Pavement Mill and Fill	350,000
Maintenance: Rail - Hill Track Switch Replacement	75,000
Maintenance: Rail - Mill Plain Crossing	50,000
Maintenance: Stormwater - Kotobuki Way Storm Connection Upgrades	105,000
Maintenance: Stormwater - NW Packing Storm System Upgrades	99,750
Maintenance: Stormwater - Terminal 4 Pond and Outfall Improvements	231,000
Maintenance: Stormwater - Terminal 4 Pond Liner	750,000
Maintenance: Stormwater - Terminal 4 Pond Stormwater Pilot Project	441,000
Maintenance: Tenant Improvements	262,500
Maintenance: Vehicle and Equipment - EV Pickup-Maintenance	55,000
Maintenance: Vehicle and Equipment - EV Pickup-Operations	55,000
Maintenance: Vehicle and Equipment - EV Pickup-Security	55,000
Maintenance: Vehicle and Equipment - EV SUV - Admin	59,850
Maintenance: Vehicle and Equipment - Excavator	262,500
Maintenance: Vehicle and Equipment - Tandem Axle Vac Truck with Jetter and Came	550,000
Maintenance: Vehicle and Equipment - Zero Turn Mower	21,000
Maintenance: Wastewater Treatment Improvements	157,500
Maintenance: Water System Improvements - Well 3 with Electric Pump	115,500
Sub-total: Maintenance	5,335,601

2023 Capital Budget by Segment



<i>Description</i>	<i>2023</i>
Environmental	
Environmental: Purchase of In-water Mitigation Credits	162,500
Sub-total: Industrial	162,500
Industrial	
Industrial: Parcel 10 Phase 1 - Stockpile	466,200
Industrial: Parcel 10 Phase 2 - Drainage Improvements and 20K sf Building	1,837,500
Sub-total: Industrial	2,303,700
Recreation	
Recreation: Trail Segment 4	280,000
Recreation: Trail Segment 5	315,000
Sub-total: Recreation	595,000
Terminal Rehabilitation and Improvement Program (TRIP)	
TRIP: T4 Bank Stabilization	1,029,000
TRIP: Temporary Electrical Equipment at Berth 17	383,250
TRIP: Power Infrastructure Improvements at Berth 17	600,000
TRIP: Berth 17 Phase 2-3: Demolition of Crane and Dock Rehabilitation	5,751,038
Sub-total: TRIP	7,763,288

2023 Capital Budget by Segment



<i>Description</i>	<i>2023</i>
Waterfront	
Waterfront: T1 Marketplace and Brewlab - Preliminary Design	85,000
Waterfront: T1 Dock Ground Improvements and Wall - Design	133,333
Waterfront: T1 Dock Removal - Design	3,885,000
Waterfront: T1 Dock Replacement - Design	1,071,000
Sub-total: Waterfront	5,089,333
Labor Capitalization	1,310,598
Total: Capital Projects	22,560,020
Grants and Other Contributions	
Grants: Waterfront: DOC - T1 Dock Design	(1,548,120)
Grants: Recreation: RTC - Trail System Segment #4	(280,000)
Grants: Recreation: RTC - Trail System Segment #5	(315,000)
Grants: Operations: FEMA - Cyber Security	(79,000)
Sub-total: Grants and Other Contributions	(2,222,120)
Total: Capital Projects - Net	20,337,900

2023 Capital Budget by Segment



Unfinished Business

PORT CONTRACTS LOGS



New Business



Accounts Payable



CEO Report



CEO Report I-1

Project Updates



Terminal 1 LPC Zoom Info Bldg. (Not Port Project)

CONTRACTOR: ROBERTSON & OLSON



- West to East Structure Progression
- Building Rigid Inclusions Foundations Complete
- Concrete-Reinforcing Structure Work
- Ground Level Utility Foundation Work
- West Tower Elevator Shafts and Core Shear Wall Foundation



Terminal 2 Pond Remedy Project

CONTRACTOR: BELLA TERRA LLC

- Project 100% complete –
Just finished
- 3 inch coarse compost
mulch added
- Installation of biofiltration
pond plants



Terminal 2 Berths 3 & 4 Paving Project

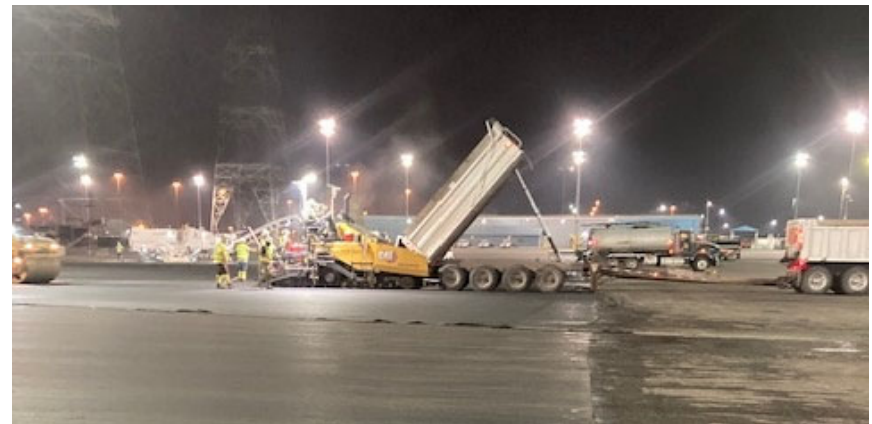
CONTRACTOR: WESTERN UNITED CIVIL GROUP

- Project 85% complete
- Cement Treatment Base 100%
- Waiting on weather to proceed with paving



Terminal 3 2022 Paving Project

CONTRACTOR: GRANITE CONSTRUCTION COMPANY



- Project 100% complete
- Grind and inlayed in 13 hours
- 1350 tons of asphalt



Terminal 4 Bank Stabilization

CONTRACTOR: TAPANI INC.

- Project 90% complete
- Installation of live pole planting is 90% complete
- Roadway graded and ready for paving.
- Armoring of the bank complete.



Terminal 4 Bank Stabilization

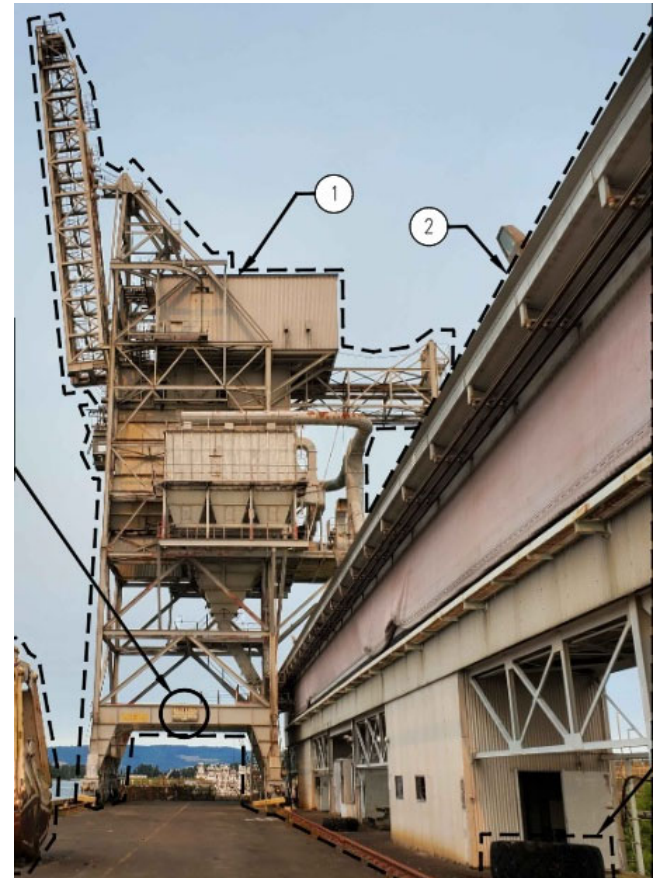
CONTRACTOR: TAPANI INC.



Berth 17 Rehabilitation Project

CONTRACTOR: ADVANCED AMERICAN CONSTRUCTION, INC.

- Constructs in-water replacement dolphins
- Constructs new catwalks; upland mooring anchors
- Constructs upland and on-berth utilities
- Electrical power; upland civil site improvements; misc.
- Repairs damaged pile under approach trestle
- Removes the Colby crane and associated gallery



Berth 17 Rehabilitation Project

CONTRACTOR: ADVANCED AMERICAN CONSTRUCTION, INC.



- Contractor mobilized equipment to the berth
- Demolition of the catwalks has started



Building 2480 Roof Coating & Panel Replacement

CONTRACTOR: SPRAY-ON FOAM, BATTLE GROUND WA



- Project 100% completed as of October
- Coated approx. 21,000 sq. ft.
- Replaced 38 Translucent Panels
 - With replacement of the panels, tenant no longer needed to increase their warehouse lighting



Building 2500 Warehouse & Office Painting

CONTRACTOR: NW REMODEL & DESIGN, VANCOUVER WA

- Project 95% complete
- Painting around truck bays and storage area remaining
- Gutter and downspout replacement on warehouse space will start soon, as a separate contract with Snugs Services



Building 2565 Fire System Replacement

CONTRACTOR: COSCO FIRE PROTECTION, VANCOUVER WA

- Project 90% complete
- Sprinkler heads in office to be installed
- COSCO inspection found that the sprinkler lines need to be replaced in upper office areas; however, office area below can be flushed. Contractor will need additional time to complete this work.
- Main and branch lines completed in warehouse



Building 3201F & 3103 HVAC Installation

CONTRACTOR: STEWART MECHANICAL

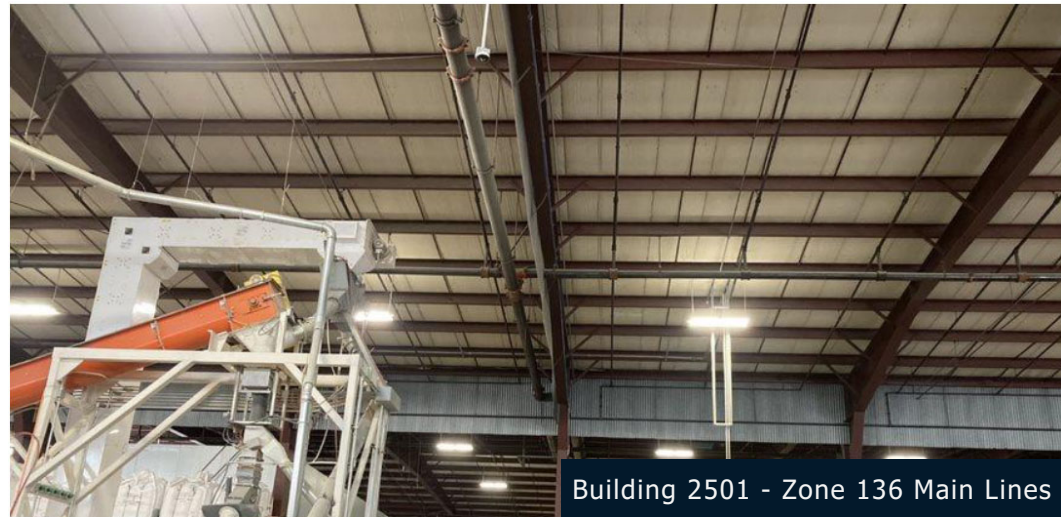
- Project 100% Complete
- HVAC system installed in both buildings



2022 Fire System Flushing

CONTRACTOR: FIRE SYSTEMS WEST, VANCOUVER WA

- Project 2% complete
- Building 2851 (Plastics NW) - Flush one zone (170) requiring hydropneumatics method on mainlines only
- Building 2501 (Country Malt) - Flush five zones (130, 132, 133, 134 and 136) including mains and branch lines utilizing hydropneumatics method
- Building 2401 (Metro Metals) - Flush three zones (146-148) requiring hydraulic method on mainlines only



Commissioners Reports



Upcoming Events

Next Commission Meeting

- Regular Commission Meeting – Tuesday, November 22, 9:30 a.m.

Community Events

- TODAY! Free COVID-19 vaccine clinic, 12:30-4:30 p.m., port's admin. office on Lower River Rd.– Pfizer and Moderna and bivalent boosters. Adults and children 6 mo. to 12 years+. Walk-in clinic - no appointments needed.
- Arnada Neighborhood Assoc. Meeting – Thursday, November 10, 7 p.m., Vancouver Housing Authority
- Veterans Day – Friday, November 11 – Port closed
- Clark College International Day – Tuesday, November 15, 11 a.m.-2 p.m., Gaiser Hall, food, live music, cultural performances – event is free



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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info@portvanusa.com

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