

Port of Vancouver USA
Board of Commissioners Meeting
NOVEMBER 12, 2024





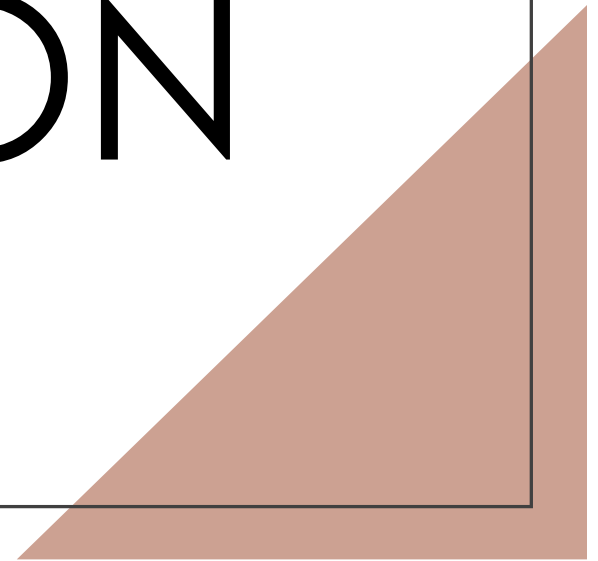
Port of Vancouver USA

is a proud sponsor of



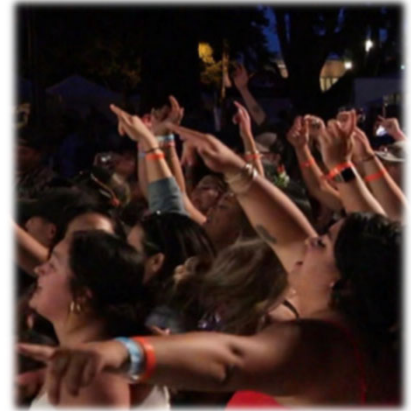
KE KUKUI FOUNDATION

OUR MISSION: TO PRESERVE AND TO SHARE THE HAWAIIAN CULTURE
THROUGH EDUCATION IN MUSIC, DANCE, LANGUAGE, AND THE ARTS.



4 DAYS OF ALOHA

July 25 – 28, 2024



CELEBRATING ALOHA



For the past 22 years, 4 Days of Aloha has provided a unique and immersive Hawaiian cultural experience in Vancouver, Washington.



4 Days of Aloha is the largest Native Hawaiian festival in the Pacific Northwest.



Recognized as SW Washington's Event of the Year by the Washington Festivals & Events Association (2022).

IMPACT SUMMARY



MAHALO NUI LOA

SAVE THE DATES!

July 24 – 27, 2025

23rd Annual 4 Days of Aloha



Open Forum

To provide virtual oral comment during the board meeting, you must register no later than 12:00 p.m. Monday, November 11, 2024, by emailing povcommissioners@portvanusa.com



Action Items

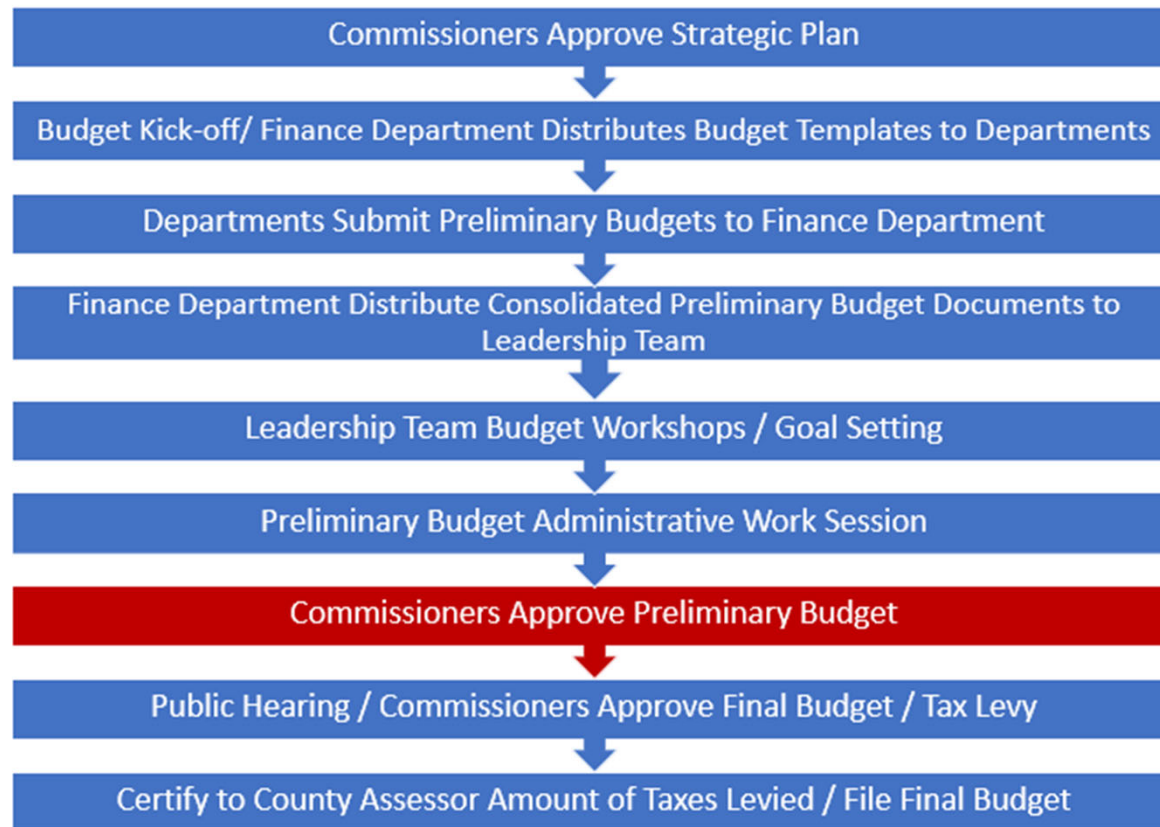


Action Item E-1

Approve 2025 Preliminary Budget



Port Budget Process



2025 Sources (Revenues) and Uses (Expenses)

<u>SOURCES</u>		
Operating Revenues		
15-Rail	1,591,327	
16-Finance & Accounting	175,000	
18-Commercial	504,372	
19-Industrial	17,575,149	
21-Marine Operations	22,993,265	
22-Security	746,584	
40-Marine Terminal	7,044,099	
Total Operating Revenues		\$ 50,629,796
Non-operating Revenues		
Ad Valorem Taxes	13,769,741	
TIF Revenue	113,224	
Interest Income	1,905,000	
Grants & Other Contributions	3,204,224	
Proceeds from Sale of Property	20,000	
Other	158,600	
Total Non-operating Revenues		\$ 19,170,789
Total Revenues	\$	69,800,585
Transfer from General Fund/Financing	\$	42,890,562
TOTAL SOURCES	\$	112,691,147

<u>USES</u>		
Operating Expenses		
05-Executive	1,108,426	
06-Economic Development	1,036,664	
10-Administration	1,495,753	
11-External Affairs	2,287,603	
12-Information Technology	2,333,508	
13-Procurement & Contracts	794,424	
14-Human Resources	586,646	
15-Rail	1,421,264	
16-Finance & Accounting	3,646,833	
17-Sales	2,513,830	
18-Commercial	321,020	
19-Industrial	1,894,000	
20-Facilities	9,089,750	
21-Marine Operations	2,741,670	
22-Security	3,477,951	
32-Environmental	1,892,330	
40-Marine Terminal	9,691,919	
Total Operating Expenses		\$ 46,333,591
Non-operating Expenses		
Debt Service	11,523,353	
Environmental Remediation	1,250,205	
Interest Expense	575,000	
Total Non-operating Expenses		\$ 13,348,558
Total Expenses	\$	59,682,149
Capital Projects	\$	53,008,998
TOTAL USES	\$	112,691,147

2025 Capital Projects Budget

Port of Vancouver Capital Projects Budget - 2025 Page 1 of 2	
Description	2025
Climate Action	
Climate Action: BL 3300 Solar Initiative	25,000
Climate Action: Terminal Lighting	100,000
Climate Action: Electric Forklift	397,842
Climate Action: T1 Shorepower	120,000
Climate Action: Berth 8/9 Electric Crane Power Infrastructure	400,000
Climate Action: Vehicles - (V10103) EV SUV/Truck	65,000
Climate Action: Vehicles - (V10105) EV SUV/Truck	65,000
Climate Action: Vehicles - (V10106) EV SUV/Truck	65,000
Climate Action: Vehicles - (V10146) EV Van	65,000
Subtotal: Climate Action	1,302,842
Industrial	
Industrial: Substation Planning and Design	150,000
Industrial: Anderson Dairy Demolition	150,000
Subtotal: Industrial	300,000
Maintenance	
Maintenance: Buildings - BL 3103 HVAC and Roof	1,700,000
Maintenance: Buildings - BL 3103 Office Improvements	1,600,000
Maintenance: Buildings - BL 2001 Roof - Design	600,000
Maintenance: Buildings - BL 3205 Canopy Structure	150,000
Maintenance: Buildings - BL 2707.2 Roof, Siding, Doors, Gutter - C+ Out bldg.	100,000
Maintenance: Equipment - Shorepower Cabling	80,000
Maintenance: Equipment - Fuel Management System	54,000
Maintenance: Equipment - Maintenance/Security Backup Generator - Design	75,000
Maintenance: Equipment - Lift Truck (EQ0027)	30,000
Maintenance: Equipment - 700 Series Front End Loader (EQ0337)	350,000
Maintenance: Equipment - Backhoe (EQ0339)	150,000
Maintenance: Equipment - Backhoe Concrete Breaker (EQ0339-04)	35,000
Maintenance: Equipment - Rock-It Free Standing Grizzly (EQ0346)	25,000
Maintenance: IT - Replace All Non-Bosch Camera Systems	400,000
Maintenance: IT - Migrate to BC	400,000
Maintenance: IT - BL 2700 Battery Backup	20,000
Maintenance: Paving - Design for NW Harborside, Main Gate, and St Francis	50,000
Maintenance: Rail - Mill Plain Crossing (Port Share)	640,000
Maintenance: Stormwater - Terminal 2/3 Pretreatment Systems - Design	38,000
Maintenance: Stormwater - Terminal 4 Polishing System - Design	89,000
Maintenance: Well #3 Upgrades	150,000
Subtotal: Maintenance	6,736,000

Port of Vancouver Capital Projects Budget - 2025 Page 2 of 2	
Description	2025
Recreation	
Recreation: Trail Segment #4 and #5	7,500,000
Recreation: Trail Segment - Gateway Trail Connector	25,000
Subtotal: Recreation	7,525,000
Terminals	
Terminals: T2 Upland Ground Improvements	570,000
Terminals: T4 Customer Expansion Area	1,600,000
Terminals: T5 Rail and Road	150,000
Terminals: T5 In-water Improvements	663,000
Subtotal: Terminals	2,983,000
Terminal Rehabilitation and Improvements Plan	
TRIP: Berth 5 Repairs	3,000,000
TRIP: Berth 10 Mooring Improvements	530,000
TRIP: Berth 7 Rehabilitation	5,000,000
TRIP: Berth 13/14 Improvements	1,600,000
Subtotal: TRIP	10,130,000
T1 Waterfront	
Waterfront: T1 Art	50,000
Waterfront: T1 Bulkhead Wall and Ground Stabilization	3,000,000
Waterfront: T1 Dock Replacement	19,000,000
Waterfront: T1 Marketplace and Site plan Design	150,000
Subtotal: T1 Waterfront	22,200,000
Labor Capitalization	1,832,156
Total: Capital	53,008,998
Grants and Other Contributions	
Grant/Other: EV Charging Infrastructure - Bldg. 3103 N Admin - CPU Grant	(100,000)
Grant/Other: EV Charging Infrastructure - DOC Grant	(180,000)
Grant/Other: Stormwater - Terminal 2/3 Pretreatment Systems - DOE Grant	(32,300)
Grant/Other: Stormwater - Terminal 4 Polishing System - DOE Grant	(75,650)
Grant/Other: Berth 5 Improvements - Contributed Capital	(2,000,000)
Grant/Other: EV - Direct Payment Rebates	(30,000)
Grant /Other: Electric Forklift - DOE Grant	(318,274)
Grant /Other: T1 Shorepower - EPA Grant (Clean Ports)	(108,000)
Grant /Other: Berth 8/9 Electric Crane Power Infrastructure - EPA Grant (Clean Ports)	(360,000)
Subtotal: Grants and Others	(3,204,224)
Total: Capital - Net of Grants and Other Contributions	49,804,774

Action Item E-2

Approve Second Amendment to Lease Between the Port of Vancouver USA and Boise Cascade Building Materials Distribution, LLC



Action Item E-2



The 3209 Yard Addition is Outlined in Red



Action Item E-3

Approve the First Amendment to the Lease and Consent to Assignment Between the Port of Vancouver USA and Metro Metals Tacoma, LLC



COMMERCIAL 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



Outline of Premises Within the Port



Action Item E-3



Site and Building Outline



Unfinished Business

PORT CONTRACTS LOGS



New Business



Accounts Payable



CEO Report



CEO Report I-1

Project Updates



Terminal 1 Dock Bulkhead Wall Project

CONTRACTOR: ADVANCED AMERICAN



- Project 55% Complete
- Pile Installation Complete
- Pick Pile



Terminal 1 Dock Bulkhead Wall Project

CONTRACTOR: ADVANCED AMERICAN



- Position Pile



Terminal 1 Dock Bulkhead Wall Project

CONTRACTOR: ADVANCED AMERICAN



- Drive Pile
- Vibratory and Impact Hammer
- Predrilling Operation



Terminal 1 Dock Bulkhead Wall Project

CONTRACTOR: ADVANCED AMERICAN



- Predrilling Pile



Terminal 1 Dock Bulkhead Wall Project

CONTRACTOR: ADVANCED AMERICAN

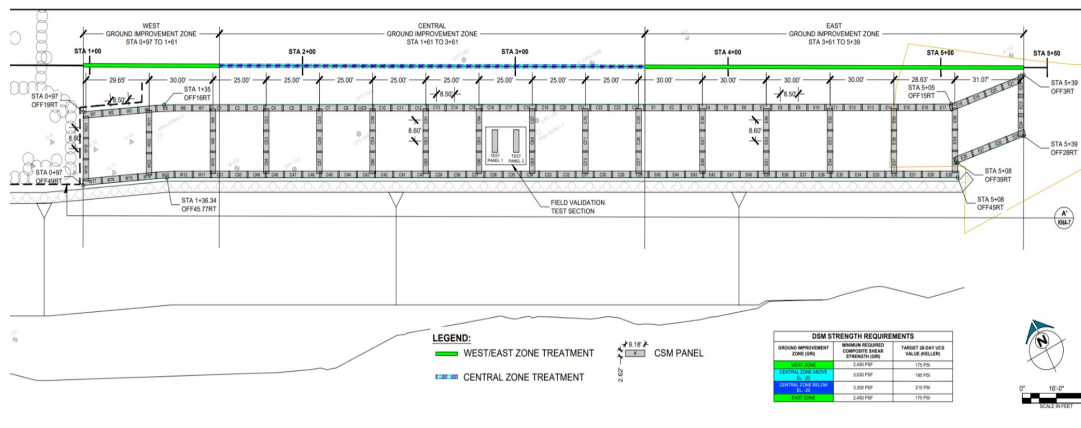


- Ground Stabilization
- Cutting Head Equipment
- Injects and Mixes Cement
- Grinds up Leftover Buried Pile

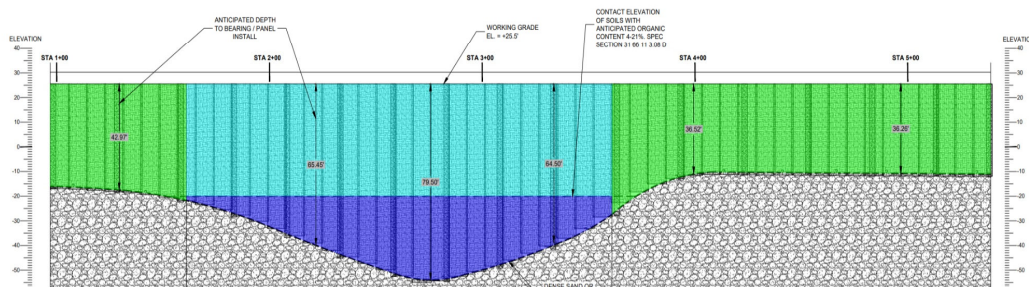


Terminal 1 Dock Bulkhead Wall Project

CONTRACTOR: ADVANCED AMERICAN



- Cutter Soil Mixing Panels
- Total of 140 Mixed in Place Panels
- 35 pct Complete
- Overlapped Panels
- Avg Panel 2.5ft Wide x 9ft Long
- Depth Panels 40ft to 80ft Deep



Terminal 1 Dock Bulkhead Wall Project

CONTRACTOR: ADVANCED AMERICAN



- Slope Regrading Operation
- Rock Blanket Installation



Terminal 4 Pond Improvements

CONTRACTOR: PORT CREWS



Bee Mix Applied via Hydroseeding



Project 100% Complete

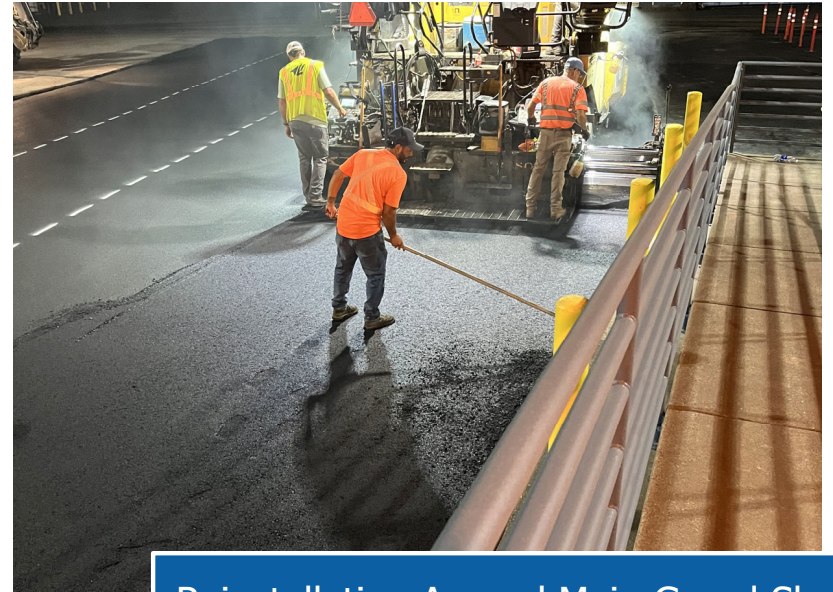


Priority Paving Project No.1

CONTRACTOR: LAKESIDE INDUSTRIES



Full Depth Removal

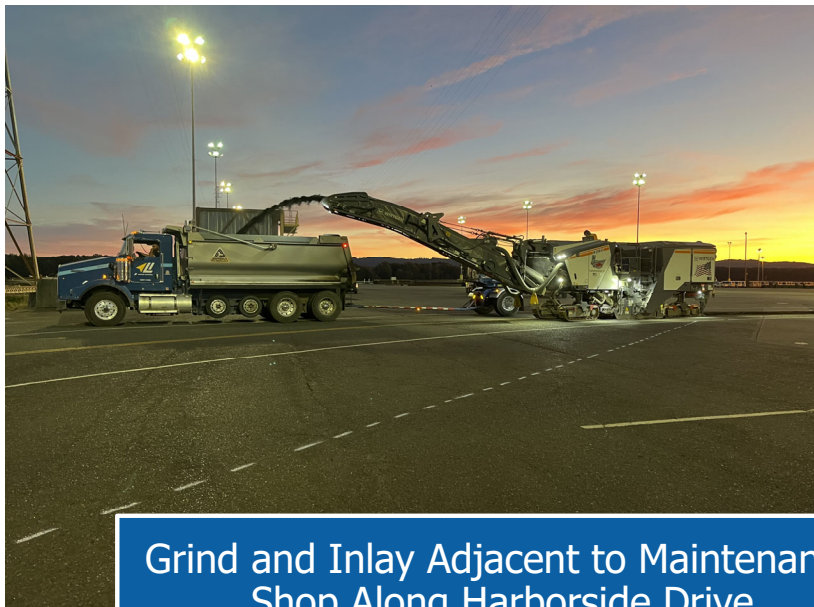


Reinstallation Around Main Guard Shack



Priority Paving Project No.1

CONTRACTOR: LAKESIDE INDUSTRIES



Grind and Inlay Adjacent to Maintenance Shop Along Harborside Drive



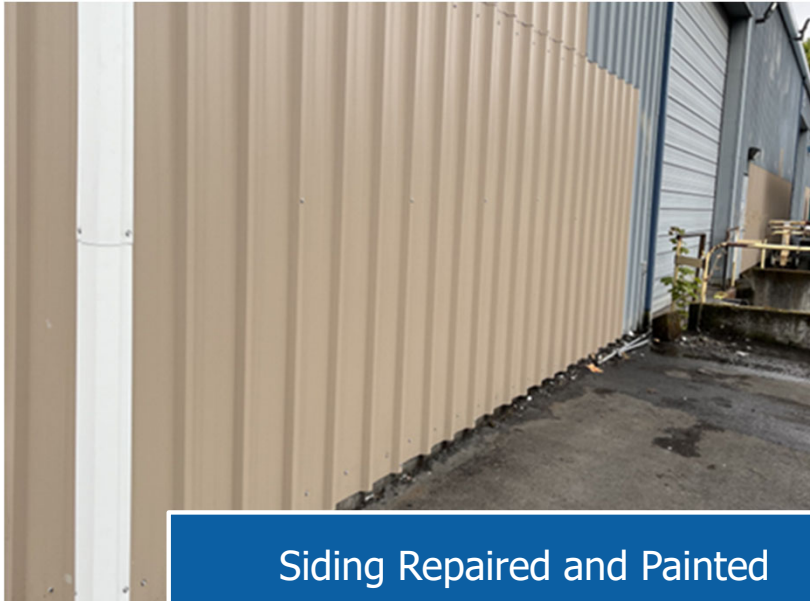
Project 100% Complete



Building 3209 Office Demo and Warehouse Improvements

CONTRACTOR: CEDAR MILLS CONSTRUCTION

- Roof Installed



Siding Repaired and Painted



Siding Repaired and Painted



Building 3209 Office Demo and Warehouse Improvements

CONTRACTOR: CEDAR MILLS CONSTRUCTION



Building 3209 Office Demo and Warehouse Improvements

CONTRACTOR: CEDAR MILLS CONSTRUCTION



Concrete Work Installed

- Project 85% Complete



Commissioners Reports



Upcoming Events

Next Commission Meeting

- Regular Commission Meeting - Tuesday, November 26, 9:30 a.m.

Community Events

- Vancouver Neighborhood Alliance meeting - Thursday, November 13, 7:00 p.m. via Zoom.
- Untold Story of Rock & Roll with author Peter Blecha - Friday, November 14, 6:00 p.m. - 8:00 p.m., Red Cross Building at Historic Reserve. No fee to attend and presented by The Historic Trust.
- Live Music at the AC Marriott Hotel lounge featuring musicians River Twain - Fridays, November 15 & 22, 6:00 p.m. - 9:00 p.m.; no fee to attend.
- Indigenous Peoples Market - Saturday, November 16, 11:00 a.m. - 3:00 p.m., Clark County Historical Museum. Featuring 14 local Indigenous vendors and Native American flutist. Museum has free admission this day.
- Columbia River Walk - Tuesday, November 26, 10:00 a.m. – 12:00 p.m. Meet at the Water Resources Education Center (WREC) for this 2-mile walk along the river's edge looking at birds and plants. Appropriate for ages 6 and older. Registration required on WREC website.



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



Port of Vancouver USA

3103 NW Lower River Road

Vancouver, WA 98660

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360-693-3611

