

**PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS
REGULAR MEETING
Tuesday, September 21, 2021**

CALL TO ORDER

CEO Julianna Marler called a regular meeting of the Port of Vancouver Board of Commissioners to order at 8:30 a.m., Tuesday, September 21, 2021, via teleconference number 1 (253) 215-8782, conference code: 865 2856 2272 and passcode number: 597162 and by videoconference via Zoom pursuant to Washington State Governor's Proclamation 20-28 in response to the COVID-19 event.

CEO Marler confirmed that Commissioners Orange, LaBrant and Burkman were on the line.

OPENING REMARKS

CEO Marler welcomed and reminded everyone that all board members and the public are participating virtually pursuant to Washington State Governor's Proclamation 20-28 in response to the COVID-19 event and the port's Resolution 3-2020. She also stated that no executive session was held this morning and the meeting is being recorded.

Meeting attendees included:

Eric LaBrant	Port Commission President
Jack Burkman	Port Commission Vice President
Don Orange	Port Commission Secretary
Julianna Marler	Port CEO
Michelle Allan	Port Executive Services Manager
Alicia Lowe	Port Legal Counsel
Betsy Rogers	Port Administrative Supervisor
Tiffany Truckey	Port Administrative Assistant
Ben Shoop	Port Construction Inspector
Casey O'Dell	Port Director of Facilities
Chrissy Lyons	Port Commercial and Industrial Sales Manager
Dawn Egbert	Port Procurement Services Manager
Elizabeth Gotelli	Port Chief Financial and Administrative Officer
Jack Flug	Port Senior Financial Analyst
Jennifer Brower	Port Procurement & Grant Specialist
Jim Hagar	Port Economic Development Project Manager
Joel Fairchild	Port Project Manager
Jonathan Eder	Port Director of Human Resources
Julie Rawls	Port Community Relations Manager
Kathy Holtby	Port Real Estate Manager
Katie Odem	Port Marketing Communications Manager
Kent Cash	Port Chief Operations Officer

Lori Kaylor	Port Commercial Sales Associate
Mark Newell	Port Project Delivery Manager
Mark Tauscher	Port Environmental Specialist
Mary Mattix	Port Environmental Program Manager
Mason Kae	Port Records Officer
Matt Graves	Port Environmental Manager
Matt Harding	Port Environmental Project Manager
Mike Bomar	Port Director of Economic Development
Mike Schiller	Port Director of Business Development
Mindy Pennington	Port Accounts Payable Specialist
Monty Edberg	Port Director of Engineering & Project Delivery
Phala Le	Port Human Resources Specialist
Randy McCaleb	Port Contract Manager
Richard Troudt	Port Security Manager
Rick Cline	Port Contract Manager
Ryan Hart	Port Chief External Affairs Officer
Sheila Deng	Port Senior Accountant
Thane Giles	Port Project Manager
Therese Lang	Port Director of Communications
Thomas Chidwick	Port General Office Assistant
Todd Krout	Port Director of Operations
Don Steinke	Community Member
Alona Steinke	Community Member
Cathryn Chudy	Community Member
Kristin Edmark	Community Member
Susan Saul	Vancouver Audubon Society
Lori Froehlich	Clark Public Utilities
Alex Aigner	Lincoln Property Company
Lee Morrison	Lincoln Property Company
Patrick Gilligan	Lincoln Property Company
Patricia Sinclair	Lincoln Property Company

Additional members of the public participated in the virtual meeting but were not identified by name.

APPROVAL OF MINUTES

Regular Meeting of August 24, 2021

On motion by Commissioner Orange, seconded by Commissioner Burkman and carried unanimously, the Board of Commissioners approve the minutes of the August 24, 2021 regular meeting.

OPEN FORUM

CEO Marler stated that the agenda invited public comment on all matters on the agenda and several community members responded to provide comment. She reminded everyone interested in speaking during Open Forum at future meetings to register in advance no later than noon on Monday, the day prior to the scheduled Commission meeting. She then called on each community member based on the order in which the port received their request.

Cathryn Chudy

Ms. Chudy discussed a report summarizing the health impacts, science, and feasibility of methane gas. She indicated that the facts in the report show that governments have a strong policy rationale for restricting new gas infrastructure and legislating a rapid transition toward electric and other non-greenhouse gas emitting alternatives in new and existing buildings. She asked the commissioners to consider this when taking action that involves future use of methane gas in new infrastructure.

Kristin Edmark

Ms. Edmark asked the board to support electrification of all port buildings and facilities. She encouraged the port to ensure all lease agreements for new buildings meet sustainability and greenhouse reduction goals and include the Port of Vancouver Sustainability Plan.

Susan Saul, Vancouver Audubon Society

Ms. Saul shared that the latest climate models show that birds are being impacted by climate change. She also stated that experts agree that cutting methane pollution is the quickest and most effective strategy to slow the rate of climate change. She indicated with this in mind and because the port is working on its climate action plan to reduce greenhouse gas emissions, she recommends that all new port leases require buildings be electric.

Don Steinke

Mr. Steinke discussed the Climate Commitment Act that was approved in Olympia and indicated it will ensure the state reduce emissions 50 percent in all sectors by 2030. He stated the City of Vancouver is developing a climate action plan and is committed to reducing emissions. He indicated staff at the city are conducting a series of roundtable discussions with stakeholders and encouraged the port to support the city's goal. He asked the port to keep natural gas out of new construction.

Alona Steinke

Ms. Steinke stated that the climate crisis is today's greatest threat to public health and supports actions to reduce greenhouse gas emissions. She indicated that the port is developing a plan to address global warming by reducing emissions. She stated any new buildings must be electric and solar ready in order to reach these goals.

CEO Marler thanked everyone for their comments.

ACTION ITEMS

E-1 Approve First Amendment to Ground Lease and First Amendment to Indemnity Agreement between the Port of Vancouver USA and BOZ Port of Vancouver Owner LLC

Mike Schiller, Director of Business Development introduced the action item and discussed it with the Commission.

On motion by Commissioner LaBrant, seconded by Commissioner Burkman and carried unanimously, the Board of Commissioners authorize the CEO to sign and execute the first amendment to ground lease and first amendment to indemnity agreement between the Port of Vancouver and BOZ Port of Vancouver Owner LLC.

E-2 Approve Lease Agreement between the Port of Vancouver USA and Lincoln Property Company West, Inc.

Mike Schiller, Director of Business Development introduced the action item and discussed it with the Commission. He answered questions from the Board.

On motion by Commissioner Burkman, seconded by Commissioner LaBrant and carried 2-1 (Commissioner Orange voted nay), the Board of Commissioners authorize the CEO to sign and execute the lease and associated documents between the Port of Vancouver USA and Lincoln Property Company West, Inc.

E-3 Approve Contracts with APEX Laboratories, LLC, ALS Environmental, and BSK Associates for On-Call Laboratory Testing Services

Matt Graves, Environmental Manager introduced the action item and discussed it with the Commission. He answered questions from the Board.

On motion by Commissioner LaBrant, seconded by Commissioner Burkman and carried unanimously, the Board of Commissioners authorize the CEO to execute a contract with APEX Laboratories, LLC for a not to exceed amount of \$400,000, a contract with ALS Environmental for a not to exceed amount of \$100,000, and a contract with BSK Associates for a not to exceed amount of \$100,000 to perform on-call lab testing services.

UNFINISHED BUSINESS

Port Contracts Logs

The commissioners reviewed the port contracts logs. CEO Marler 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 by the Board.

No additional unfinished business was considered.

NEW BUSINESS

September 28, 2021 Regular Commission Meeting

CEO Marler stated at this time, there is no business to come before the Board for its second board meeting in September and indicated the September 28, 2021 Regular Meeting will not be held. No concerns were shared by the Commission.

No additional new business was discussed at this time.

ACCOUNTS PAYABLE

Senior Accountant Sheila Deng presented the action item as contained in the Commission's packet and discussed the recommendation with the Board.

On motion by Commissioner Burkman, seconded by Commissioner Orange and carried unanimously, the Port of Vancouver USA Board of Commissioners, by motion, ratifies and approves the payment of August 2021 Vouchers 106398 – 106841 in the amount of \$3,776,797.22 including Electronic Payments generated between 08/02/2021 – 09/05/2021 in the amount of \$949,587.54 and August 2021 Payroll Direct Deposits 310001 – 310126 and 340001 – 340127 in the amount of \$605,818.62.

CEO REPORT

Action taken under Resolution 2-2020: Declaration of Local Emergency and Delegation of Authority of Emergency Powers

CEO Marler shared the history behind the adoption of Resolution 2-2020 and then advised the commissioners that she has not taken any action provided her under this resolution.

Project Updates

Mark Newell, Project Delivery Manager provided an update on several port projects, including:

- Terminal 1 Site & Infrastructure
- Terminal 1 Renaissance Trail
- AC Marriott (not a port contractor)
- Terminal Fire Alarm Project
- Terminal 2 Biofiltration Soil & Plant Media Replacement

No questions were asked by the Board.

CEO Marler announced the port will be hosting a free walk-in COVID-19 vaccine clinic on Tuesday, September 28 from 1:00 – 7:00 p.m. at the port's Administration Office. She stated Johnson & Johnson and Pfizer vaccines will be available and no appointment is necessary.

CEO Marler also congratulated Port of Vancouver Commissioner Jack Burkman for being nominated for the Greater Vancouver Chamber of Commerce Statesperson of the Year Award.

COMMISSIONERS REPORTS

Commissioner Orange stated he attended the following events and meetings and provided a summary on some of the meetings he attended:

- Port of Ridgefield Rail Overpass Celebration
- CEO Marler
- Vancouver Peace and Justice Fair

Commissioner Burkman stated he attended the following events and meetings and provided a summary on some of the meetings he attended:

- CEO Marler
- Labor Roundtable
- NW Natural Gas Presentation
- Vancouver Downtown Association Stakeholders Forum
- Interstate Bridge Replacement Program Executive Sponsor Group

Commissioner LaBrant stated he attended the following events and meetings and provided a summary on some of the meetings he attended:

- ILWU Local 4
- 9/11 Patriot Day Celebration
- Vancouver Peace and Justice Fair

WORKSHOP

No workshop was held during this meeting.

CEO Marler also reminded everyone of the ways they can communicate with the Commission. She stated there is a great deal of information available on the port's website and encouraged everyone to check it out.

ADJOURNMENT

There being no further business to come before the Port of Vancouver USA Board of

Commissioners, the Tuesday, September 21, 2021 regular meeting was adjourned at 9:37 a.m. by CEO Julianna Marler.

Michelle Allan, Executive Services
Manager, September 21, 2021, Regular
Port of Vancouver USA Board of
Commission Meeting

PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS



Eric LaBrant, President



Jack Burkman, Vice President



Don Orange, Secretary