

**PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS
REGULAR MEETING
Tuesday, January 8, 2019**

CALL TO ORDER

Commission President Oliver called a regular meeting of the Port of Vancouver Board of Commissioners to order and open to the public at 8:30 a.m., Tuesday, January 8, 2019 at the Port of Vancouver USA Administrative Office, 3103 NW Lower River Road, Vancouver, Washington 98660.

OPENING REMARKS

Commissioner Oliver welcomed everyone, announced no executive session was held and invited guests to participate in the Pledge of Allegiance.

Meeting attendees included:

Jerry Oliver	Port Commission President
Don Orange	Port Commission Vice President
Eric LaBrant	Port Commission Secretary
Julianna Marler	Port CEO
Michelle Allan	Port Executive Services Manager
Alicia Lowe	Port Legal Counsel
Kent Cash	Port Chief Operations Officer
Elizabeth Gotelli	Port Chief Financial and Administrative Officer
Ryan Hart	Port Chief External Affairs Officer
Scott Goodrich	Port Director of Finance & Accounting
Rachelle Berry	Port Administrative Assistant
Abbi Russell	Port Communications Manager
Magan Reed	Port Communications & Digital Media Specialist
Julie Rawls	Port Community Relations Specialist
Randy McCaleb	Port Contracts Manager
Rick Cline	Port Contracts Manager
Chrissy Lyons	Port Commercial and Industrial Sales Manager
Mike Schiller	Port Director of Business Development
Mark Newell	Port Project Delivery Manager
Mike Bomar	Port Director of Economic Development
Kathy Holtby	Port Real Estate Manager
Savannah Mitcham	Port Administrative Assistant
Mike Beardsley	Community Member
Howard Wells	BergerABAM
Cager Clabaugh	ILWU Local 4
Ron Morrison	TRPP
Aron Gray	PNWRCC

Don Steinke	Community Member
Jack Burkman	Community Member
Linda Garcia	WEC/ACE
Alona Steinke	Community Member
Matt Jones	Northwest Packing
Cathryn Chudy	Community Member
Mark Cash	Vanport Trucking
Stephanie McClintock	UGC
Larry Keister	Port of Camas/Washougal
Carrie Parks	Community Member
Ken Rone	Community Member
DeAnn Fields	LiUNA
Roben White	Community Member

APPROVAL OF MINUTES

Regular Meeting of December 11, 2018

On motion by Commissioner LaBrant, seconded by Commissioner Orange and carried unanimously, the Board of Commissioners approve the minutes of the December 11, 2018 regular meeting.

OPEN FORUM

Commissioner Oliver invited comments from the audience.

Don Steinke, Community Member

Mr. Steinke discussed his thoughts on natural gas and a climate action plan.

Alona Steinke, Community Member

Ms. Steinke shared her thoughts on fossil fuels.

Carrie Parks, Community Member

Ms. Parks discussed climate change and encouraged the board to read the recent climate change report.

Cathryn Chudy, Community Member

Ms. Chudy discussed the board's new meeting time.

Ron Morrison, TRPP

Mr. Morrison discussed the board's new meeting time.

Commissioner Oliver asked if anyone present would not be here if the meeting started at 9:30 a.m. No one raised their hand.

No further public comments were received.

COMMISSIONER AND CEO COMMENTS

Commissioner Orange asked Don Steinke some follow up questions regarding his earlier testimony. He also shared his thoughts on the new 8:30 start time and indicated he would like to see if there is any change in attendance before possibly revisiting the matter at a later date.

Commissioner LaBrant responded to Mr. Steinke's comment regarding equity and stated he supports the idea as long as the port and community are not negatively affected.

No further comments were provided by the Commissioners or CEO.

ACTION ITEMS

Approve Fourth Amendment to Lease between the Port of Vancouver USA and Keller Supply

Real Estate Manager Kathy Holtby presented the action item and discussed the recommendation with the commission. She also answered questions by the board.

Commissioner Oliver asked if anyone in the audience would like to address the commission on this agenda item.

No public comments were received.

On motion by Commissioner LaBrant, seconded by Commissioner Orange, and carried unanimously, the Board of Commissioners approve the Fourth Amendment to Lease at 2100 B and C Kotobuki Way and 2400 Kotobuki Way between the Port of Vancouver USA and Keller Supply Company.

Approve Fifth Amendment and Extension to Second Supplemental Master Lease between the Port of Vancouver USA and Northwest Packing Company

Commercial and Industrial Sales Manager Chrissy Lyons presented the action item and discussed the recommendation with the commission. She answered questions by the board and then introduced Northwest Packing Company CEO Matt Jones. Mr. Jones

thanked the board for the long-term partnership and expressed his appreciation for the lease amendment to allow Northwest Packing Company a little flexibility at this time.

Commissioner Oliver asked if anyone in the audience would like to address the commission on this agenda item.

Don Steinke, Community Member

Mr. Steinke inquired about the use of natural gas and asked whether Northwest Packing Company is a unionized business.

Roben White, Community Member

Mr. White inquired about tariffs.

Ron Morrison, TRPP

Mr. Morrison discussed C-Tran and connections to port tenants. He stated employees at Northwest Packing Company would likely benefit from services with C-Tran.

Carrie Parks, Community Member

Ms. Parks discussed the climate and its effects on agricultural businesses.

All questions were answered and no additional public comments were received.

On motion by Commissioner LaBrant, seconded by Commissioner Orange, and carried unanimously, the Board of Commissioners approve the Fifth Amendment and Extension to the Second Supplemental Master Lease Agreement between the Port of Vancouver USA and Northwest Packing Company.

Approve First Amendment to Lease between the Port of Vancouver USA and G & M Industries, Inc. d/b/a Vanport Trucking

Commercial and Industrial Sales Manager Chrissy Lyons presented the action item and discussed the recommendation with the commission. She then welcomed Mark Cash with Vanport Trucking.

Commissioner Oliver asked if anyone in the audience would like to address the commission on this agenda item and no public comments were received.

On motion by Commissioner LaBrant, seconded by Commissioner Orange, and carried unanimously, the Board of Commissioners approve the First Amendment to Lease at 3201 Sections B & C NW Lower River Road between the Port of Vancouver USA and G & M Industries, Inc. d/b/a Vanport Trucking.

Approve Port Organizational Assignments - 2019

CEO Julianna Marler presented the action item and discussed the 2019 port organizational assignments with the commission.

Commissioner Oliver asked if anyone in the audience would like to address the commission on this agenda item.

No public comments were received.

On motion by Commissioner LaBrant, seconded by Commissioner Orange, and carried unanimously, the Board of Commissioners reviewed present assignments and based on discussion approved organizational assignments for 2019.

UNFINISHED BUSINESS

Port Contracts Logs

The Commissioners reviewed the port contracts logs. CEO Marler reminded everyone that the contracts logs are available on the port's website. Contract Manager Randy McCaleb responded to questions by the board.

5-Member Board Resolution

Commissioner Oliver read into the record the proposed resolution. Commissioner Oliver made a motion to approve the 5-Member Board resolution and Commissioner Orange seconded the motion for purposes of discussion. A discussion occurred.

Commissioner Oliver asked if anyone in the audience would like to address the commission on this resolution.

Linda Garcia, WEC/ACE

Ms. Garcia expressed her opposition to the resolution. She stated while she does not support the resolution, she does support the movement from a 6-year term to 4-year term.

Carrie Parks, Community Member

Ms. Parks stated she does not support the resolution. She indicated she does support 6-year terms but does not support having separate districts.

Ron Morrison, TRPP

Mr. Morrison stated there is no pressure from the public to move forward with this resolution and suggested the resolution be tabled.

Mike Beardsley, Community Member

Mr. Beardsley stated he supports a 5-member board from the 3 existing districts and adding 2 at large. He indicated he also supports 4-year terms.

Roben White, Community Member

Mr. White stated he does not support the resolution.

Don Steinke, Community Member

Mr. Steinke suggested the resolution be tabled for now for further discussion.

Cager Clabaugh, ILWU Local 4

Mr. Clabaugh stated he opposes a 5-member board.

Cathryn Chudy, Community Member

Ms. Chudy indicated she opposes a 5-member board and opposes 5 districts.

Mike Beardsley, Community Member

Mr. Beardsley stated the cost of running for election is high.

Carrie Parks, Community Member

Ms. Parks stated the legislature is discussing caps on election costs.

Cager Clabaugh, ILWU Local 4

Mr. Clabaugh stated the view of ILWU Local 4 is to educate each board member.

Commissioner Orange stated he thinks the idea is a good one but does not agree with all the language in the resolution and therefore does not support it. He thinks the cost of an election to get it on the ballot is too expensive and does not think it would pass.

Commissioner LaBrant stated what he heard from the community are concerns that moving to a 5-member board would end up legalizing back channeling. He also indicated he understands one of the goals of the resolution is to avoid another project like Vancouver Energy. He stated so far, he has not heard a compelling reason to move to a 5-member board. He suggested the port incorporate a question regarding this issue in the community survey.

After the discussion, Commissioner Oliver tabled the matter based on a lack of support.

No additional unfinished business was considered.

NEW BUSINESS

No new business was considered at this time.

ACCOUNTS PAYABLE

Director of Finance & Accounting Scott Goodrich presented the staff report as contained in the agenda packet and answered questions from the commission.

On motion by Commissioner LaBrant, seconded by Commissioner Orange, and carried unanimously, the Port of Vancouver USA Board of Commissioners, by motion, ratifies and approves the payment of December 2018 Vouchers 093849 - 094231 in the amount of \$2,427,947.59 including Electronic Payments generated between 12/01/2018 – 12/31/2018 in the amount of \$591,647.86 and December 2018 Direct Deposits 490001 – 490123 and 510001 – 510123 in the amount of \$540,867.71.

CEO REPORT

Project Updates

Project Delivery Manager Mark Newell provided an update on the following projects:

- Trail Segment 2
- Terminal 1 Dock Repair
- Maintenance Dredging
- Capital Dredging
- Building 2701 Recladding Project
- 2018 Gutter Replacement Project
- Hawthorne Tenant Improvements

Mr. Newell also shared that the roofing projects at Buildings 2501 and 2480 are now complete.

CEO Marler highlighted the Christmas Ships event on December 20. She stated once again the event was very successful and she thanked Community Relations Specialist Julie Rawls for her efforts.

COMMISSIONER REPORTS

Commissioner Oliver reported it has been a pretty quiet month.

Commissioner Orange reported attending several activities, including a port tour.

Commissioner LaBrant reported attending the following:

- Tenant Holiday event
- Legislative Outlook Breakfast
- Christmas Ships event
- Leadership Clark County elected roundtable

UPCOMING EVENTS

A list of upcoming events was displayed on the screen for viewers to see staff activities and community meetings. CEO Marler stated the next regular commission meeting would be held on January 22 at 8:30 a.m. She highlighted several upcoming community events including several neighborhood association meetings.

RECESS

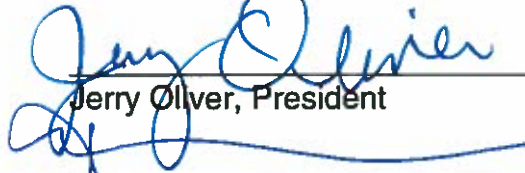
The regular meeting was recessed at 10:52 a.m. to sign documents.

ADJOURNMENT

There being no further business to come before the Port of Vancouver USA Board of Commissioners, the Tuesday, January 8, 2019 regular meeting was adjourned at 11:00 a.m. by Commissioner Oliver.

Michelle Allan, Executive Services
Manager, January 8, 2019, Regular
Port of Vancouver USA Board of
Commission Meeting

PORT OF VANCOUVER USA
BOARD OF COMMISSIONERS



Jerry Oliver, President



Don Orange, Vice President



Eric LaBrant, Secretary