

**PORT OF VANCOUVER USA  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
Tuesday, May 24, 2022**

**CALL TO ORDER**

Commission President Burkman called a regular meeting of the Port of Vancouver Board of Commissioners to order and open to the public at 9:30 a.m., Tuesday, May 24, 2022, at the Port of Vancouver USA Administrative Office, 3103 NW Lower River Road, Vancouver, Washington 98660.

**OPENING REMARKS**

Commissioner Burkman welcomed everyone to the commission meeting. He announced no executive session was held and that the meeting and the subsequent workshop is being recorded. He made introductions and then invited guests to participate in the Pledge of Allegiance.

**APPROVAL OF MINUTES**

**Regular Meeting of April 26, 2022**

On motion by Commissioner LaBrant, seconded by Commissioner Orange and carried unanimously, the Board of Commissioners approve the minutes of the April 26, 2022, regular meeting.

**COMMUNITY FUND UPDATE**

Community Relations Manager Julie Rawls stated the Construction Trades Program at the Vancouver Public Schools was a recipient of our first round of community fund dollars. She indicated that Tracey Scharmann, the Career Connected Learning Coordinator for the Vancouver Public School, had submitted the initial application that was chosen for funding. She explained that due to the pandemic it was impossible for the school to pull off their initial project. She stated that Tracey, who was in the audience, worked with the port to use the funds on a different project that taught skills in the construction trades. Julie also recognized audience members, Eric Gunderson, Hudson Bay High School's Construction Trades Teacher, and two students, Kodie Pangelinan and Eddie Samuels that worked on the project.

Kodie and Eddie shared a presentation and spoke about the shed building project. They shared the list of community partners that participated, described what they learned while working on the project and thanked the port for its partnership. Mr. Gunderson also thanked the port for the grant and the community support to help the students gain experience in the construction trades.

## **OPEN FORUM**

Commissioner Burkman stated that the agenda invited public comment and reminded community members to keep their comments to three minutes. He indicated there would be a public hearing regarding the tax increment area immediately following the open forum. He asked community members who wished to provide comment on that to hold their comments until the hearing. He then called on the first community member to provide public comment.

## **OPEN FORUM**

### **Sam Faulkner**

Mr. Faulkner discussed property taxes and asked when the port would be self-sufficient. He also asked for clarification on how the port obtains funds by borrowing on bonds. He indicated that he is supportive of job creation but is interested in where the port is getting its funding from and how long it will need to tax property owners.

### **Bruce Barnes**

Mr. Barnes requested that the port partner with the City of Portland to clean up two boats on the other side of the Interstate Bridge. He also discussed the Columbia River Keeper lawsuit against the Port of Vancouver. He indicated that he thinks it is a frivolous lawsuit.

## **PUBLIC HEARING: APPROVE RESOLUTION 2-2022 FOR DESIGNATING A TAX INCREMENT AREA - ACTION ITEM E-1**

Commissioner Burkman stated now is the time to transition into a formal public hearing on the proposed Resolution 2-2022 for designating a tax increment area for the public improvements at Terminal 1. He indicated that consideration of this resolution was preceded by two public briefings: one on March 22 and one earlier today, May 24. He stated notice of this public hearing was published on May 10 in the *Columbian* as required by statute. He also stated that since the approval of this resolution is the first action item on the agenda, he would like to invite Director of Finance & Accounting Scott Goodrich to present the item before opening it up for public comment.

Scott Goodrich, Director of Finance and Accounting presented the action item and provided an overview of Action Item E-1.

Commissioner Burkman then opened the public hearing and asked if anyone in attendance would like to provide comment. He reminded community members to keep their comments to three minutes. He then called on the first community member to provide public comment.

## Catherine Chudy

Ms. Chudy discussed the resolution that would allow the port to undertake tax increment area financing to fund public improvements at Terminal 1. She stated it would be useful if there was a description included in the action item approving the resolution that explained how it supports the port's climate action goals. She indicated the Terminal 1 website referenced a "commitment to sustainability" and incorporating "sustainability practices and thoughtful design". She also questioned how explicitly an active climate and equity lens is being applied to ensure decisions made now are not jeopardizing our environment and health.

Commissioner Burkman asked if there was anyone else present that would like to provide comment. Not seeing anyone come forward, he stated that the port did receive three letters of support for the resolution from the following:

- Columbia River Economic Development Council
- Vancouver Downtown Association
- LSW Architects

Commissioner Burkman then closed the public hearing.

## **ACTION ITEMS**

### Approve Resolution 2-2022 for Designating a Tax Increment Area

Scott Goodrich, Director of Finance and Accounting presented the action item and discussed the resolution with the commission.

On motion by Commissioner LaBrant, seconded by Commissioner Orange and carried unanimously, the Board of Commissioners approve and execute Resolution 2-2022 designating a tax increment area pursuant to RCW 39.114.020 and authorizing the use of the tax allocation revenues to pay public improvement costs; identifying the public improvements to be financed with the tax allocation revenues and the deadline for the port to commence construction of such public improvements; setting a sunset date for the tax increment area; authorizing reimbursement of the Clark County Assessor and Treasurer for their costs pursuant to RCW 39.114.010; authorizing the execution and delivery of other instruments, documents, or agreements appropriate to designate a tax increment area and related matters; and delegating certain authority to the CEO and the Director of Finance and Accounting.

### Approve Contracts with KPFF, Mott MacDonald Group, Inc., and Lloyd Engineering, Inc. for On-Call Marine Structural Engineering Consulting Services

Thane Giles, Project Manager presented the action item and discussed it with the Commission.

On motion by Commissioner Orange, seconded by Commissioner LaBrant, and carried unanimously, the Board of Commissioners authorize the CEO to execute a contract with KPFF for a not to exceed amount of \$500,000, a contract with Mott MacDonald Group, Inc. for a not to

exceed amount of \$400,000 and a contract with Lloyd Engineering, Inc. for a not to exceed amount of \$300,000 to perform on-call marine structural engineering consulting services, and include the option for reimbursement of the consulting services under Reimbursement Resolution 1-2021.

Approve Contracts with Maul Foster and Alongi, Hahn and Associates and Terraphase Engineering for On-Call Environmental Assessment Consulting Services

Rick Cline, Contracts Manager presented the action item and discussed it with the Commission. He answered questions from the Board.

On motion by Commissioner LaBrant, seconded by Commissioner Orange, and carried unanimously, the Board of Commissioners authorize the CEO to execute a contract with Maul Foster & Alongi for a not to exceed amount of \$250,000, a contract with Hahn and Associates for a not to exceed amount of \$125,000 and a contract with Terraphase Engineering for a not to exceed amount of \$75,000 to perform on-call environmental assessment consulting 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 from the Board.

No additional unfinished business was considered.

**NEW BUSINESS**

No new business was discussed.

**ACCOUNTS PAYABLE**

Director of Finance & Accounting Scott Goodrich presented the action item as contained in the Commission's packet and discussed the recommendation with the Board.

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 April 2022 Vouchers 109220 – 109561 in the amount of \$5,212,029.48 including Electronic Payments generated between 04/01/2022 – 04/29/2022 in the amount of \$1,239,890.94 and April 2022 Payroll Checks 51673144 – 51673145 and 51680904 and Payroll Direct Deposits 140001 – 140123 and 160001 – 160123 in the amount of \$643,158.20.

## **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 Red Lion Demolition
- Terminal 1 Renaissance Trail
- Berth 2 – 3 Repairs
- Berth 17 Dock Fender System Replacement

CEO Marler also shared that the U.S. Coast Guard conducted their annual inspection and audit of the port and security department. She indicated the inspection included a review of all records, communication systems, general security systems for access control of restricted areas, cargo handling, vessel storage, site monitoring, and a complete review of all security records pertaining to incidents and any changes or amendments to the facility security plan. She stated she is pleased to share that for the sixth year in a row the audit was very successful and there were no deficiencies found. She thanked and congratulated the port's security officers for their hard work and dedication.

## **COMMISSIONERS REPORTS**

Commissioner LaBrant stated he attended the following meeting:

- Jennifer Baker, Columbia River Economic Development Council

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

- Washington Public Ports Association Spring Meeting
- Climate Strike event

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

- Greater Vancouver Chamber of Commerce Legislative Review
- Interstate Bridge Replacement Program Executive Steering Group

- I-5 Bi-State Legislative Meetings
- Regional Transportation Council
- Pacific Northwest Waterways Association Webinar
- Washington Public Ports Association Spring Meeting
- Port of Vancouver All Staff Meeting
- Oregon Consular Corps Celebrate Trade Gala

## **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 commission meeting would be held on Tuesday, June 14 at 8:30 a.m. She also highlighted several other upcoming community events including the Junior Market at the Vancouver Farmer's Market on Saturday, June 4 and mentioned that there are still a few openings available for August and September port tours.

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

## **RECESS**

Commissioner Burkman called a recess at 10:40 a.m. to sign documents and to prepare for the port's Columbia River Channel Update workshop.

## **WORKSHOP**

### **Columbia River Channel Update**

Commissioner Burkman reopened the meeting at 10:51 a.m. for the Columbia River Channel Update workshop, led by Economic Development Project Manager Jim Hagar.

Economic Development Project Manager Jim Hagar provided a presentation about the Columbia River Channel and why it is important. He discussed the Port of Vancouver's role in channel maintenance and current activities on the channel. He shared information regarding the following agreements and partners involved in the Columbia River Channel Project:

- Project Coordination Agreement
- Working Agreements – Oregon & Washington
- Working Agreements – Washington Ports
- Non-Governmental Partners
  - Pacific Northwest Waterways Association
  - Washington Public Ports Association
  - Columbia River Steamship Operators Association

He answered questions by the Board, and they thanked him for the presentation.

CEO Marler thanked Jim for his work on the project, as well as Matt Harding and Kathy Holtby, who also work regularly on the channel maintenance.

**ADMINISTRATIVE UPDATE / WORK SESSION**


No administrative work session was held during this meeting.

**ADJOURNMENT**

There being no further business to come before the Port of Vancouver USA Board of Commissioners, the Tuesday, May 24, 2022, regular meeting was adjourned at 11:16 a.m. by Commissioner Burkman.

Michelle Allan, Executive Services  
Manager, May 24, 2022, Regular  
Port of Vancouver USA Board of  
Commission Meeting

PORT OF VANCOUVER USA  
BOARD OF COMMISSIONERS

  
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Jack Burkman, President

  
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Don Orange, Vice President

  
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Eric LaBrant, Secretary