

Port of Vancouver USA

Board of Commissioners Meeting

SEPTEMBER 8, 2026



Open Forum

To provide virtual oral comment during the board meeting, you must register no later than 12:00 p.m. Monday, September 7, 2026, by emailing povcommissioners@portvanusa.com



Action Items



Action Item E-1

Approve First Amendment Lease between Port of Vancouver and Sigma DG Corporation





Action Item E-2

Approve First Amendment to Restated Ground Lease between the Port of Vancouver and Cellco Partnership d/b/a Verizon Wireless





Action Item E-3

Approve Public Works Contract for Bid 26-47:
South Administrative Building Roof and HVAC
Replacement Project



Unfinished Business

PORT CONTRACTS LOGS



New Business



Accounts Payable



CEO Report



CEO Report I-1

Project Updates



Terminal 1 Dock Replacement Project

CONTRACTOR: HME CONSTRUCTION



- Project 68%



Terminal 1 Dock Replacement Project

CONTRACTOR: HME CONSTRUCTION



- Pile cap extension
- Reinforcement bar



Terminal 1 Dock Replacement Project

CONTRACTOR: HME CONSTRUCTION



- Edge wall work
- Falsework decking



Terminal 1 Dock Replacement Project

CONTRACTOR: HME CONSTRUCTION



- West progression



Building 2001 Improvements

CONTRACTOR: PACIFIC TECH CONSTRUCTION



- Roof work 75% complete



Building 2001 Improvements

CONTRACTOR: PACIFIC TECH CONSTRUCTION



- Phase 1 office work complete
- Phase 2 office work in progress



Building 2001 Improvements

CONTRACTOR: PACIFIC TECH CONSTRUCTION



- Bay 101 wall remediation



Building 3103 Canopy Project

CONTRACTOR: TIKKA CONSTRUCTION



- Project 90% complete
- Structure steel
- Welding complete



Building 3103 Canopy Project

CONTRACTOR: TIKKA CONSTRUCTION



- Metal decking installed
- Painting progress



Trail Segment 4 and 5

CONTRACTOR: ADVANCED EXCAVATION SPECIALISTS



- Project 55% complete
- Gravel base being established for the trail



Trail Segment 4 and 5

CONTRACTOR: ADVANCED EXCAVATION SPECIALISTS



- Retaining wall is complete



Trail Segment 4 and 5

CONTRACTOR: ADVANCED EXCAVATION SPECIALISTS



- Reinforced soil slope walls complete



CEO Report



Commissioners Reports



Upcoming Events

Next Commission Meeting

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

Community Events

- Lincoln Neighborhood Association Meeting – Tuesday, September 8 from 6:15 p.m. – 7:45 p.m. at Lincoln Elementary School.
- Port Tour 9 – Wednesday, September 9 from 10:00 a.m. – 11:30 a.m. Reservations are currently full, but you can join the waitlist at portvanusa.com/community.
- September Hatchery Tour at Columbia Springs – Wednesday, September 16 from 3:00 p.m. – 4:00 p.m. Join the Columbia Springs team for a hatchery tour and trace the path of spring water through their site. This is a free event.
- Vancouver Audubon: Migratory Bird Celebration – Saturday, September 19 from 10 a.m. – 1:00 p.m. at the Water Resources Education Center. Join in on the 3rd annual celebration of the tens of millions of birds that migrate through Southwest Washington travelling thousands of miles and back again. This event is free.
- Clark County Historical Museum Haunted History Walking Tours – Recurring weekly on Friday and Saturday through October 31 beginning at 7:00 p.m. Learn about the tales, history, and unexplained mysteries of Vancouver on this mile long tour through the downtown. Tickets are \$20 per person.



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

info@portvanusa.com

360-693-3611





Cybersecurity Workshop

CHRIS CARTER – LOGAN ROGERS



Year in Review

WHERE WE FOCUSED

The engagements, assessments, and funding that shaped our cybersecurity work this year.

US COAST GUARD HUNT MISSION

Multiple-week volunteer mission on our systems, at no cost to the Port.

WASHINGTON STATE AUDITOR'S OFFICE

Initial cyber checkup complete. We're on the waiting list for a full cybersecurity audit — currently 2-3 years out.

A CHANGING ENVIRONMENT

Port IT systems change constantly, and the attack surface changes with them.

GRANT FUNDING

FEMA Port Security Grant Program and the State & Local Cybersecurity Grant Program.



Regulations

CHRIS CARTER – INFORMATION SECURITY ARCHITECT



MTSA: The Shift to Cyber

REGULATION

The Maritime Transportation Security Act has steadily expanded from physical security into formal cybersecurity regulation.

2002

MTSA Established

Created after 9/11, initially focused on physical security.

2025

New Rule Effective

Formal cybersecurity program requirements take effect.

2021

Cyber Annexes Required

Cybersecurity annexes added to Facility Security Plans.

2027

Full Compliance Deadline

Complete cybersecurity programs required port-wide.



REGULATION

Compliance is federally regulated and auditable. It is not optional.



Formal Cybersecurity Plan

A documented, facility-specific plan on file.



Designated Cybersecurity Officer

Clear ownership and accountability.



Annual Risk Assessments

Recurring evaluation of evolving risk.



Training & Awareness

Ongoing programs for the full workforce.



Continuous Monitoring

Active visibility into systems and activity.



Reporting Requirements

Defined processes for incident reporting.

Our Path So Far

OUR PROGRESS

This is a maturity journey, not a one-time project. We didn't start from zero.

FOUNDATION WE'VE BUILT

- Layered security program across systems
- Multi-factor authentication implemented
- Improved logging and monitoring
- Established incident response plans
- USCG and CISA assessments completed
- Federal & regional agency partnerships
- Active MTS-ISAC participation

WHAT WE'RE DOING NOW

- Running exercises regularly
- Working with Coast Guard on cyber testing
- Engaging a third-party SOC for monitoring
- Formalizing MTSA compliance plans
- Expanding governance and documentation
- Standardizing controls
- Sharing with others



We've Invested Where It Counts: Our People

OUR INVESTMENT

Dedicated cybersecurity staffing is one of the clearest signals of program maturity, and one of the hardest investments for ports to make.



2

FULL-TIME DEDICATED CYBER STAFF

Port of Vancouver USA funds two full-time cybersecurity personnel whose primary focus is on cyber.

PNW DEEP WATER PORTS: DEDICATED CYBER STAFFING

Port of Vancouver USA

2 dedicated FTEs

Other PNW Deep Water Ports

30–40%

have any dedicated cyber staff at all

Most regional peer ports rely on general IT staff to cover cybersecurity as an added duty, rather than a dedicated role.

Partnerships

OUR NETWORK

Information sharing, joint exercises, and regional coordination all run through these relationships.



PACIFIC NORTHWEST
MARITIME INFORMATION EXCHANGE



AI Awareness

LOGAN ROGERS – INFORMATION SECURITY ANALYST



Real or AI-Generated?

No pressure – Even experts get this wrong



Visuals on this slide were generated with the assistance Microsoft Copilot



AI Capability Is Advancing

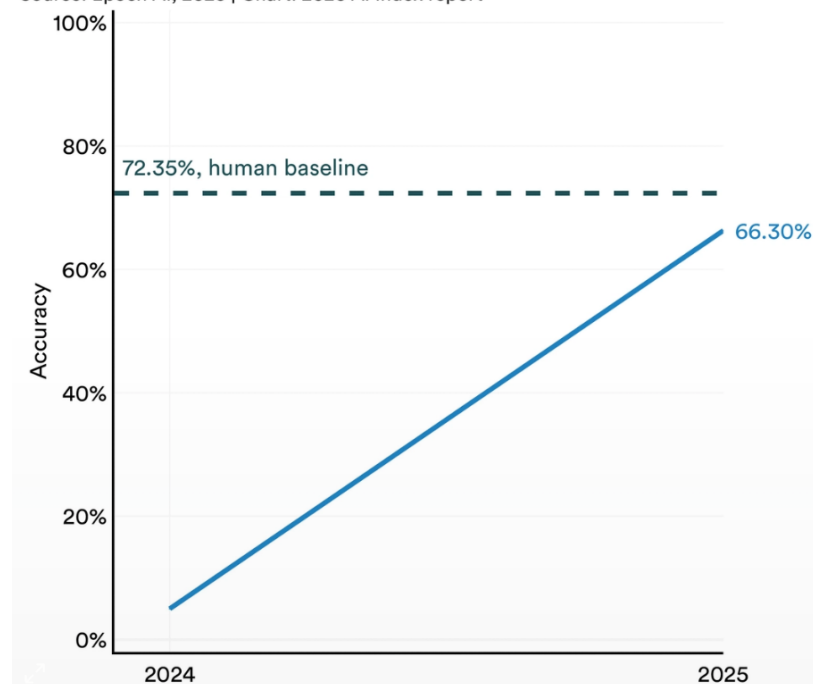
“Frontier AI models gained 30 percentage points in a single year on Humanity’s Last Exam...”

Stanford AI Index Report 2026

- AI achieved **gold-medal-level performance** on the International Mathematical Olympiad in 2025
- OSWorld benchmark accuracy increased significantly year-over-year

OSWorld: accuracy

Source: Epoch AI, 2026 | Chart: 2026 AI Index report



Source: Stanford HAI AI Index Report 2026



Verify Before You Trust

Seeing is no longer believing.

Source

*"Identity can be faked –
voice, face, writing"*

- Familiar voice or perfect email is no longer proof
- Unexpected + urgent = STOP

Context

*"AI gets the details right –
logic still slips"*

- Grammar and polish does not mean "legit"
- Ask: Does this make sense?

Confirm

*"Verify out-of-band. Every
time."*

- Hang up and call back
- Use a trusted channel



Staying Afloat

How we keep up



WHAT WE'RE DOING NOW

- Attending webinars + summits
- Get involved with more communities
- Working with our partners
- Becoming certified
- Testing





Cybersecurity and Business Continuity

LOGAN ROGERS – INFORMATION SECURITY ANALYST



The Environment We Operate In

INDUSTRY-WIDE TRENDS · MARITIME SECTOR

2×

Maritime cyber incidents roughly doubled
in 2025, industry-wide

Weeks

Typical recovery window after a major
incident — not days

~9 in 10

Modern ransomware attacks also target
backup systems

What this means for ports

Attackers have shifted from stealing data to disrupting operations — terminal systems, logistics, and the ability to move cargo. The sector-wide lesson: prevention matters, but tested recovery is what keeps a port running.



Our Posture

WHAT THE PORT IS DOING TODAY

Detect

"Find problems before they find us"

- Security operations monitoring across Port systems
- External attack-surface and vulnerability scanning
- Sector information-sharing partnerships for early warning

TEST

"Assume it works only after we've proven it"

- Regular security awareness exercises for all staff
- Ongoing testing of our defenses and safeguards
- Recovery and backup restoration tested — not assumed

Respond

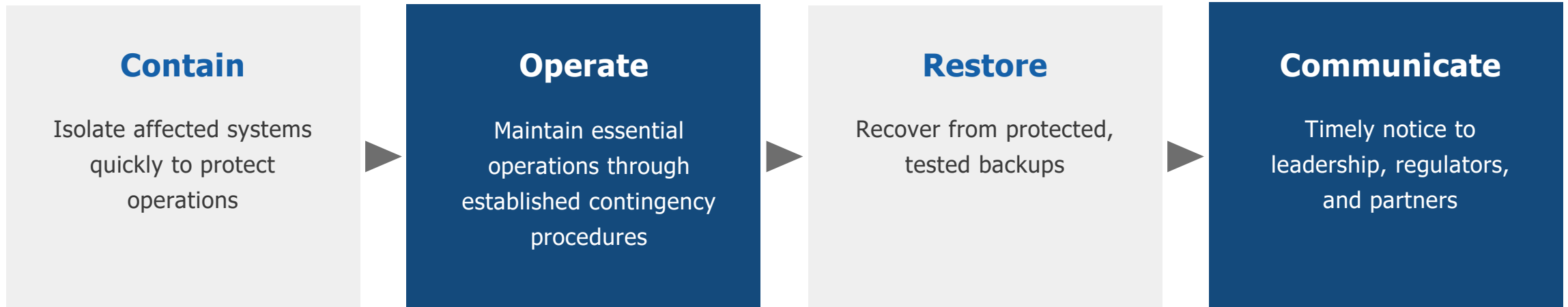
"A plan we've practiced, not a binder on a shelf"

- Documented incident response program and playbooks
- Defined roles, escalation paths, and reporting duties
- Post-incident reviews that feed back into controls



Continuity When It Counts

IF A DISRUPTION HAPPENS · HOW THE PORT KEEPS OPERATING



The takeaway

Prepared, not alarmed. The Port invests in prevention, but plans for disruption — because in our sector, continuity of operations is the mission. Every exercise, test, and playbook exists so that a bad day stays a bad day and never becomes a bad month.



Thank You

Logan Rogers

Information Security Analyst

Chris Carter

Information Security Architect

