Port of Vancouver USA

Port of Vancouver USA

Board of Commissioners Meeting

OCTOBER 27, 2026



FINAL REPORT · 2026

Seed to Tortilla

A youth leadership and education program at Heritage Farm

Prepared for the Port of Vancouver USA Community Fund

Latinos Unidos Y Floreciendo (LUYF)



THE PROJECT

From corn seed to fresh tortillas

Students followed Hopi corn, grown without irrigation at Heritage Farm, from the field toward the tortilla.

SESSION 1

Plant

Hand-planting Hopi corn in wide mounds

Postponed for graduation weekend; taught in Session 2

SESSION 2

Tend

Learned corn's history and weeded the cornfield

Completed · 13 youth

SESSION 3

Harvest

Dry, shell and nixtamalize fresh corn

Nov 14 · combined session

SESSION 4

Tortillas

Grind corn on a stone grinder and make tortillas

Nov 14 · combined session

2026 RESULTS

The season by the numbers

13

students and youth volunteers in Session 2

3

high schools: Fort Vancouver and Evergreen in Vancouver; Woodland in Cowlitz County

4

farm sessions: one held, one postponed, two combined on Nov 14

461

lbs of Hopi corn harvested

Parents stayed to help, and one mother showed the group that a plant they took for a weed was a prized food ingredient.

USE OF FUNDS

How the Community Fund was used

Category	Description	Amount
Materials	Seeds, supplies, and cooking tools	$1,200
Snacks	Healthy snacks for participating students	$500
Program Staff	Staff	$800
Total		$2,500

Port dollars covered direct project costs only.

$2,500

of a $10,000 total project, leveraged with:

- Donated land use at Heritage Farm
- In-kind staff time
- Partner support

THANK YOU

Gracias, Port of Vancouver USA

Your investment helped Clark County youth grow from seed to tortilla.

Michelle Vasquez, Executive Director

Michelle@unidoswa.org · unidoswa.org

Open Forum

To provide virtual oral comment during the board meeting, you must register no later than 12:00 p.m. Monday, October 26, 2026, by emailing povcommissioners@portvanusa.com

Action Items

Action Item E-1

Approve 2027 Preliminary Budget

2027 Sources (revenues) and Uses (expenses)

SOURCES		
Operating Revenues		
15-Rail		1,887,770
16-Finance & Accounting		100,000
17-Sales		25,000
18-Commercial		911,898
19-Industrial		19,770,784
20-Facilities		225,000
21-Marine Operations		27,310,219
22-Security		956,829
40-Marine Terminal		7,290,151
Total Operating Revenues	$	58,477,651
Non-Operating Revenues		
Ad Valorem Taxes		14,278,036
TIF Revenue		500,000
Interest Income		3,038,000
Grants & Other Contributions		23,612,000
Proceeds from Sale of Property		20,000
Other		118,600
Total Non-Operating Revenues	$	41,566,636
Total Revenues	$	100,044,287
Transfer from General Fund/Financing	$	37,809,330
TOTAL SOURCES	**$**	**137,853,617**

USES		
Operating Expenses		
05-Executive		1,092,363
06-Economic Development		1,312,232
10-Administration		1,627,637
11-External Affairs		2,587,626
12-Information Technology		2,315,936
13-Procurement & Contracts		960,883
14-Human Resources		710,755
15-Rail		1,450,652
16-Finance & Accounting		4,167,668
17-Sales		2,747,329
18-Commercial		271,466
19-Industrial		2,430,113
20-Facilities		10,504,902
21-Marine Operations		2,447,179
22-Security		3,389,317
32-Environmental		2,044,705
40-Marine Terminal		10,642,916
Total Operating Expenses	$	50,703,680
Non-Operating Expenses		
Debt Service		13,248,436
Environmental Remediation		1,352,500
Other Nonoperating Expenses		820,000
Total Non-Operating Expenses	$	15,420,936
Total Expenses	$	66,124,617
Capital Projects	$	71,729,000
TOTAL USES	**$**	**137,853,617**

Port Of Vancouver
Capital Projects List Projections 2027
Issued Date: 10/05/2026

Climate Action	
Terminal 1 Shore Power	2,700,000
Terminal 2 Equipment Electric Vehicle Chargers	735,000
Climate Action Plan Vehicles & Equipment	410,000
Terminal Lighting Upgrades	1,200,000
Electric Cranes	11,900,000
Electric Crane Electrical Infrastructure	5,300,000
Subtotal: Climate Action	**22,245,000**
Environmental	
In-water Mitigation Credits	162,500
Tree and Wetland Mitigation Credits	315,000
Subtotal: Environmental	**477,500**
Industrial	
Terminal 7 Substation Permitting and Pad	1,500,000
Subtotal: Industrial	**1,500,000**

2027 Capital Budget by Segment

Maintenance	
Terminal 5 Waterline Redundancy	50,000
Terminal 7 Berm Landscape Replacement	200,000
Buildings: Annual 2027 Building Maintenance Package	65,000
Buildings: Building 2601 Tenant Improvements	750,000
Buildings: Building 2835 Roof coating/design	50,000
Buildings: Building 3103 South Admin Bathroom/Kitchen	25,000
Buildings: Building 3205 Emergency Egress	50,000
Buildings: Building 3205 Office Improvements	250,000
Buildings: Building 3203/3205 Maintenance and Security Backup Generator	1,537,000
Buildings: Building 3210 Operations Building Backup Generator	350,000
Buildings: Kotobuki Way Accessory Buildings Package	120,000
Stormwater: Terminal 2 Dust Control Systems	630,000
Stormwater: Terminal 2 Polishing System	75,000
Stormwater: Terminal 2 Industrial Area Stormwater Conversion	1,500,000
Stormwater: Terminal 4 Stormwater Facility Treatment Upgrade	4,600,000
Paving and Striping: Terminal 2	660,000
Paving and Striping: Terminal 4 Harborside Drive Paving Replacement Plus Waterlin	75,000
Paving and Striping: ADA Remedial Program	125,000
Rail: Mill Plain Rail Crossing Replacement	800,000
Equipment: Vibratory Roller	89,000
Equipment: Air Compressor	12,500
Equipment: Multipurpose Bucket	6,000
Equipment: Smooth Bucket	6,000
Equipment: Back Hoe Bucket	6,000
Equipment: Light Towers	45,000
Equipment: F550 Service	100,000
Equipment: Sweeper	400,000
IT: Enterprise Resource Planning	1,000,000
IT: WIFI Upgrade	150,000
IT: Camera Switch Replacement	250,000
IT: Printer Replacements	40,000
Fire Systems	100,000
Tenant Improvements	250,000
Subtotal: Maintenance	**14,366,500**

2027 Capital Budget by Segment

Recreation	
Trail Segment 5b	1,000,000
Subtotal: Recreation	**1,000,000**

Terminals	
Terminal 2 Berth 5 Repairs	600,000
Terminal 2 Vacant Structure	300,000
Terminal 2 Paceco Crane Demo	1,250,000
Terminal 4 Customer Expansion Area	200,000
Terminal 5 In-water Improvements	10,000,000
Terminal 7 North Industrial Park Binding Site Plan	500,000
Subtotal: Terminals	**12,850,000**

Terminal Rehabilitation and Improvement Plan (TRIP)	
Terminal 2 Berth 1 Upstream Half Rehabilitation	2,000,000
Terminal 2 Berth 4 and 5 Ro-Ro Improvements	2,350,000
Terminal 3 Berth 8 and 9 Engineering/Permitting	250,000
Terminal 4 Berth 10 Mooring Improvements	50,000
Terminal 5 Berth 17 Mooring Upgrades	3,700,000
Terminal 5 Berth 17 Shore Power	3,000,000
Subtotal: TRIP	**11,350,000**

2027 Capital Budget by Segment

Waterfront	
Terminal 1 Dock	3,000,000
Terminal 1 Debris Boom	200,000
Terminal 1 Access Roadway	400,000
Terminal 1 Marketplace Design	2,000,000
Remaining Public Amenities	100,000
Subtotal: Waterfront	**5,700,000**
Labor Capitalization	
Labor Capitalization	2,240,000
Subtotal: Labor Capitalization	**2,240,000**
Total Capital Projects	**$ 71,729,000**
Grants and Other Contributions	
Terminal 2 Berth 5 Repairs: Cost Sharing from Tenants	(400,000)
Terminal 2 Polishing System Tenant Contribution	(200,000)
Terminal 2 Equipment EV Chargers Clark Public Utility Port Drayage Electrification	(500,000)
Terminal 4 Stormwater Facility Treatment Upgrade Ecology Grant	(3,750,000)
Electric Crane: Federal Grant	(15,480,000)
Environmental Protection Agency Clean Ports Grant	(2,430,000)
Rail: Mill Plain Rail Crossing Replacement City Share	(480,000)
IT: Camera Switch Replacement Port Security Grant Program	(50,000)
Buildings: Building 3203/3205 Backup Generator Port Security Grant Program	(306,000)
Subtotal: Grants and Other Contributions	**$(23,596,000)**
Total Capital Projects net of Grants and Other Contributions	**$ 48,133,000**

2027 Capital Budget by Segment

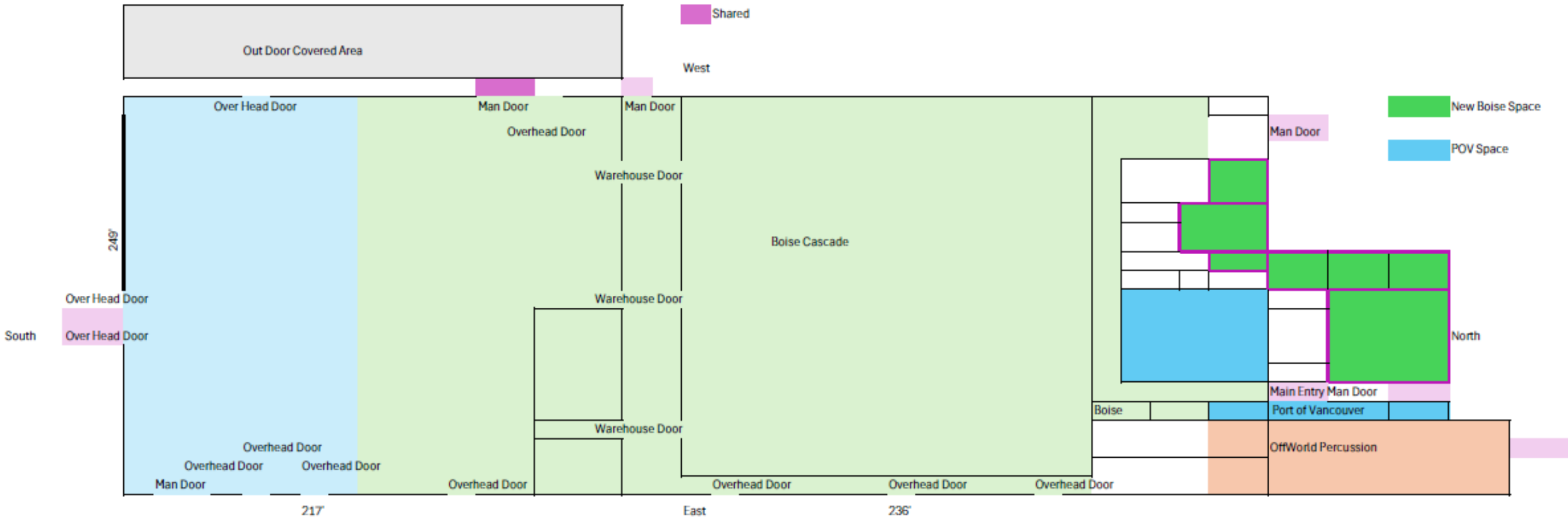
Action Item E-2

Approve Change Order 8 for Public Works Contract 25-02: Renaissance Trail Segments 4 and 5

Action Item E-3

Approve Lease Agreement between the Port of Vancouver and Boise Cascade Building Materials Distribution, LLC


2601


Shared
Out Door Covered Area
West
Over Head Door
Man Door
Man Door
Overhead Door
Warehouse Door
Boise Cascade
249'
Over Head Door
Warehouse Door
South
Over Head Door
Warehouse Door
Overhead Door
Overhead Door
Overhead Door
Man Door
Overhead Door
Overhead Door
Overhead Door
Overhead Door
217'
East
236'
New Boise Space
POV Space
Man Door
North
Main Entry Man Door
Boise
Port of Vancouver
OffWorld Percussion

Action Item E-4

Approve Contract to Purchase JAGGAER Procurement and Contract Management Software and Implementation Services

Behind Everything the Port Does Is a Procurement Process.



Unfinished Business

New Business

CEO Report

Commissioners Reports

Upcoming Events

Next Commission Meeting

- Regular Commission Meeting – Tuesday, November 10, 9:30 a.m.

Community Events

- Not Fade Away: Stories and Songs of Buddy Holly – Thursday, October 29 from 6:00 - 8:00 p.m. at the Providence Academy Chapel. Join in to hear music historian Joel Underwood perform his brand-new show. Tickets are $18.
- Spooktacular Trick-or-Treating – Saturday, October 31 from 1:00 - 5:00 p.m. at Vancouver Mall. Celebrate Halloween with an afternoon of indoor trick-or-treating at Vancouver Mall! This event is free. See website for event rules.
- Holiday Book Fest – Saturday, November 7 from 10:00 a.m. - 3:00 p.m. at the Fort Vancouver National Historic Site. Browse books in a variety of genres, meet local writers, and find unique gifts for the readers on your holiday list. Admission is free.
- Spirit Tales of the Vancouver Barracks – Weekly through October. Discover the eerie history of the Vancouver Barracks and explore another side of history on Officers Row. Times and prices vary.
- Haunted Walking Tour – Fridays and Saturdays through October beginning at 7:00 p.m. On this haunted walk, you'll learn the tales, tragedies, and unexplained corners of downtown Vancouver. This event is free.

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



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