

Port of Vancouver USA

Board of Commissioners Meeting

OCTOBER 28, 2025



Open Forum

To provide virtual oral comment during the board meeting, you must have registered no later than 12:00 p.m. Monday, October 27, 2025, by emailing povcommissioners@portvanusa.com



Action Items



Action Item E-1

Approve 2026 Preliminary Budget



2026 Sources (revenues) and Uses (expenses)

SOURCES		USES	
Operating Revenues		Operating Expenses	
15-Rail	1,626,730	05-Executive	1,087,982
16-Finance & Accounting	175,000	06-Economic Development	1,149,640
18-Commercial	635,131	10-Administration	1,518,111
19-Industrial	18,666,597	11-External Affairs	2,339,109
21-Marine Operations	21,068,609	12-Information Technology	2,320,576
22-Security	756,661	13-Procurement & Contracts	890,909
40-Marine Terminal	6,568,330	14-Human Resources	593,855
Total Operating Revenues	\$ 49,497,058	15-Rail	1,327,994
Non-Operating Revenues		16-Finance & Accounting	3,643,255
Ad Valorem Taxes	14,136,669	17-Sales	2,618,760
TIF Revenue	780,000	18-Commercial	281,657
Interest Income	2,800,000	19-Industrial	1,981,400
Grants & Other Contributions	4,100,000	20-Facilities	9,559,590
Proceeds from Sale of Property	20,000	21-Marine Operations	1,728,895
Other	118,600	22-Security	3,247,491
Total Non-Operating Revenues	\$ 21,955,269	32-Environmental	1,671,115
Total Revenues	\$ 71,452,327	40-Marine Terminal	9,130,517
Transfer from General Fund/Financing	\$ 45,738,007	Total Operating Expenses	\$ 45,090,856
TOTAL SOURCES	\$ 117,190,334	Non-Operating Expenses	
		Debt Service	13,248,777
		Environmental Remediation	1,684,500
		Other Nonoperating Expenses	1,075,000
		Total Non-Operating Expenses	\$ 16,008,277
		Total Expenses	\$ 61,099,133
		Capital Projects	\$ 56,091,201
		TOTAL USES	\$ 117,190,334



<i>Description</i>	<i>2026</i>
Climate Action	
Climate Action: Clean Ports Program	700,000
Climate Action: Terminal Lighting	600,000
Maintenance: Vehicles and Equipment - VI0104 Ford Lightning SSV (Security)	90,000
Maintenance: Vehicles and Equipment - VI0191 Ford Lightning SSV (Security)	90,000
Subtotal: Climate Action	1,480,000
Industrial	
Industrial: CPU Substation	40,000
Industrial: Stockpile Preparation at Terminal 5 West	35,000
Subtotal: Industrial	75,000

2026 Capital Budget by Segment



<i>Description</i>	<i>2026</i>
Maintenance	
Maintenance: Backup Generator at Operations	50,000
Maintenance: Buildings - BL 2001 Roof	7,100,000
Maintenance: Buildings - BL 3201 Multi Tenant Roof	90,000
Maintenance: Buildings - BL 3205 Maintenance Shop Office 2nd Floor Emergency Exit	100,000
Maintenance: Buildings - South Admin HVAC Replacement	150,000
Maintenance: IT - 2-Dell Servers VMS	25,000
Maintenance: IT - Fiber from BL2700 to Security Office	15,000
Maintenance: IT - Fiber from BL2860 to Maintenance Building	15,000
Maintenance: IT - Camera Replacement - 106 cameras	465,000
Maintenance: IT - Video Wall Software and Monitors	20,000
Maintenance: IT - ERP Systems	2,500,000
Maintenance: ADA Remedial Program	100,000
Maintenance: Paving - St. Francis Rehabilitation	250,000
Maintenance: Paving - Subaru Rehabilitation and Waterline	30,000
Maintenance: Paving - Terminal 2 Paving	500,000
Maintenance: Rail - Hill Track Rehabilitation	1,550,000
Maintenance: Rail - Mill Plain Crossing (Port Share)	650,000
Maintenance: Stormwater - Terminal 4 Stormwater Facility Treatment Upgrades	4,600,000
Maintenance: Stormwater - Terminal 2 (PCS) Dust Control Systems - Wheel Wash, Risers, Metering	80,000
Maintenance: Stormwater - Terminal 2 Stormwater Treatment System	300,000
Maintenance: Stormwater - Terminal 4 Floating Treatment Wetlands	75,000
Maintenance: Vehicles and Equipment - EQ0217-01 Brush Hog Attachment	12,000
Maintenance: Vehicles and Equipment - Navistar International Fuel Truck	250,000
Maintenance: Vehicles and Equipment - John Deere 210 Crusher Bucket	52,000
Maintenance: Vehicles and Equipment - CAT 315GC Flail Mower	22,000
Maintenance: Vehicles and Equipment - EQ0309 Bomag Roller	53,000
Maintenance: Vehicles and Equipment - EQ0300 Air compressor	60,000
Maintenance: Vehicles and Equipment - EQ3444-05 Mower attachment for the Mini	20,000
Maintenance: Vehicles and Equipment - VI0102 Dodge Ram w/ service body	100,000
Maintenance: Well #3 Upgrades	100,000
Subtotal: Maintenance	19,334,000

2026 Capital Budget by Segment



<i>Description</i>	<i>2026</i>
Recreation	
Recreation: Trail Segment #4 and #5	3,625,000
Recreation: Trail Segment 5b Embankment Project	500,000
Subtotal: Recreation	4,125,000
Terminals	
Terminals: T4 Customer Expansion Area	1,650,000
Terminals: T5 In-water Improvements	8,500,000
Subtotal: Terminals	10,150,000
Terminal Rehabilitation and Improvement Plan (TRIP)	
TRIP: Berth 10 Mooring Upgrades	300,000
TRIP: Berth 10 Stormwater Upgrades	800,000
TRIP: Berth 7 Rehabilitation	670,000
TRIP: In-water Mitigation Credits	5,625
Subtotal: Terminal Rehabilitation and Improvement Plan (TRIP)	1,775,625

2026 Capital Budget by Segment



<i>Description</i>	<i>2026</i>
T1 Waterfront	
Waterfront: T1 Site plan Design	350,000
Waterfront: T1 Marketplace Design	1,000,000
Waterfront: T1 Dock Replacement	15,635,000
Waterfront: Terminal 1 Art	50,000
Subtotal: T1 Waterfront	17,035,000
Labor Capitalization	2,116,576
Total Capital Projects	56,091,201
Grants and Other Contributions	
Grant/Other: EV Charging Infrastructure - Bldg 3103 N Admin - CPU Grant	(25,000)
Grant/Other: Substation Planning - WA State Legislature Capital Grant	(150,000)
Grant/Other: Stormwater - Terminal 4 Polishing System - WSDOE Grant	(3,910,000)
Subtotal: Grants	(4,085,000)
Total Capital Projects net of Grants and Other Contributions	52,006,201

2026 Capital Budget by Segment



Action Item E-2

Approve Fifth Amendment to Lease between Port of Vancouver USA and Subaru of America, Inc.



COMMERCIAL TEAM LEASE PROCESS

Staff reviews business opportunity including deal points, finances and site evaluation



Leadership review and approval of business opportunity



Lease deal points negotiation with tenant



Lease document negotiation



Tenant signs final lease documents



Final approval and signatures



Implement lease, tracking, accounting and files







Action Item E-3

Approve Fourth Amendment to Lease between Port of Vancouver USA and Glen Dimplex Americas Company



COMMERCIAL TEAM LEASE PROCESS

Staff reviews business opportunity including deal points, finances and site evaluation



Leadership review and approval of business opportunity



Lease deal points negotiation with tenant



Lease document negotiation



Tenant signs final lease documents



Final approval and signatures



Implement lease, tracking, accounting and files





Action Item E-4

Approve Professional Services Contracts for RFP 25-58
On-Call Construction Materials Testing and Inspection
Services



Unfinished Business



New Business



CEO Report



Commissioners Reports



Upcoming Events

Next Commission Meeting

- Regular Commission Meeting - Tuesday, November 18, 9:30 a.m.
Meeting Location: C-TRAN Administration Building, 10600 NE 51st Circle, Vancouver WA 98682

Community Events

- Vancouver Symphony Orchestra presents Rhapsody in Blue featuring Marc-André Hamelin - Sunday, November 2, 3:00 p.m. - 5:00 p.m. at Skyview Concert Hall. Tickets available at www.vancouversymphony.org.
- Daylight Savings Time ends - Sunday, November 2. Set the clocks back one hour - "spring forward, fall back"
- Election Day - Tuesday, November 4. Don't forget to vote!
- Shumway Neighborhood Assoc. Meeting - Tuesday, November 4, 6:30 p.m., St. Luke's-San Lucas Episcopal Church
- Port closed Tuesday, November 11 in observance of Veterans Day
- 37th Annual Lough Legacy Veterans Day Parade - Tuesday, November 11, 2025, at 11:00 a.m. at Fort Vancouver National Historic Site. Free public event with over 75 entries. Parade route starts at Evergreen Blvd. & E. Reserve Street, ending near Pearson Air Museum.
- Vancouver Neighborhood Alliance meeting - Wednesday, November 12, 7:00 p.m. via Zoom



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

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Vancouver, WA 98660

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