Port of Vancouver USA

Port of Vancouver USA

Board of Commissioners Meeting

NOVEMBER 10, 2026



EST. 2014

Vancouver Ballet Folklorico

501 (c)(3) Nonprofit Status 2022



OUR MISSION IS...

to inspire, motivate and engage children of Hispanic descent to learn, appreciate and preserve the roots and traditions of the Mexican culture through music, respect, discipline, creativity and dance.

VBF works to nurture our Hispanic heritage within the Clark County community and beyond!





LUMINARIAS DIA DE MUERTOS 2026

- Art installation in Esther Short Park
- Supported by community partners and local grant opportunities
- Engages Latino families with accessible and culturally appropriate activities
- Shares a unique and engaging gathering
- Brings all together



IMPACT





- Economic Impact and Support for Local Businesses
- Cultural Tourism and Downtown Vitality
- Cultural Preservation and Education
- Inclusion, Access, and Belonging
- Community Partnerships and Civic Engagement
- Youth Development and Leadership
- Public Spaces, Arts, and Vancouver's Identity



HOW COMMUNITY CAME TOGETHER

- Families enjoyed doing activities
- People visited the ofrenda and marigold installation
- Names were written at the remembrance wall
- People visited the mock cemetery created by parents
- Volunteers, local partners, and the public enjoyed the evening luminarias




DÍA DE MUERTOS


CUANDO
HAY VIDA
HAY









MUCHAS GRACIAS!

THANK YOU!

Port of Vancouver USA

FOURTH PLAIN FORWARD

Open Forum

To provide virtual oral comment during the board meeting, you must register no later than 12:00 p.m. Monday, November 9, 2026, by emailing povcommissioners@portvanusa.com

Public Hearing

2027 Final Budget – Action Items E-1 and E-2

To provide virtual oral comment during the public hearing, you must register no later than 12:00 p.m. on Monday, November 9, 2026, by emailing povcommissioners@portvanusa.com

Action Items

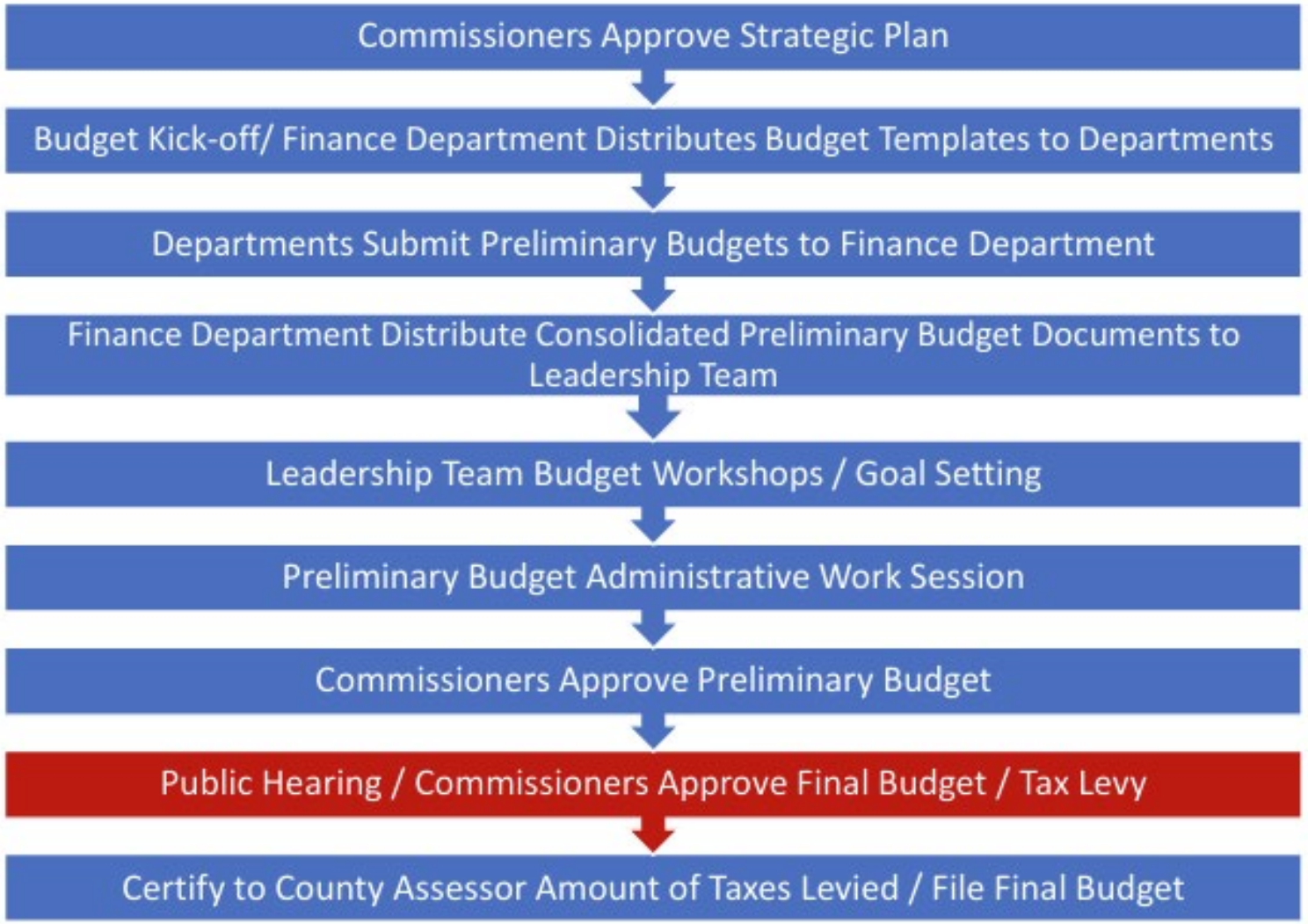
Action Item E-1

Approve Resolution 3-2026: Authorizing an Increase in Regular Tax Levy

Action Item E-2

Approve Resolution 4-2026: Adoption of 2027 Final Budget

Port Budget Process



2027 Sources (revenues) and Uses (expenses)

SOURCES

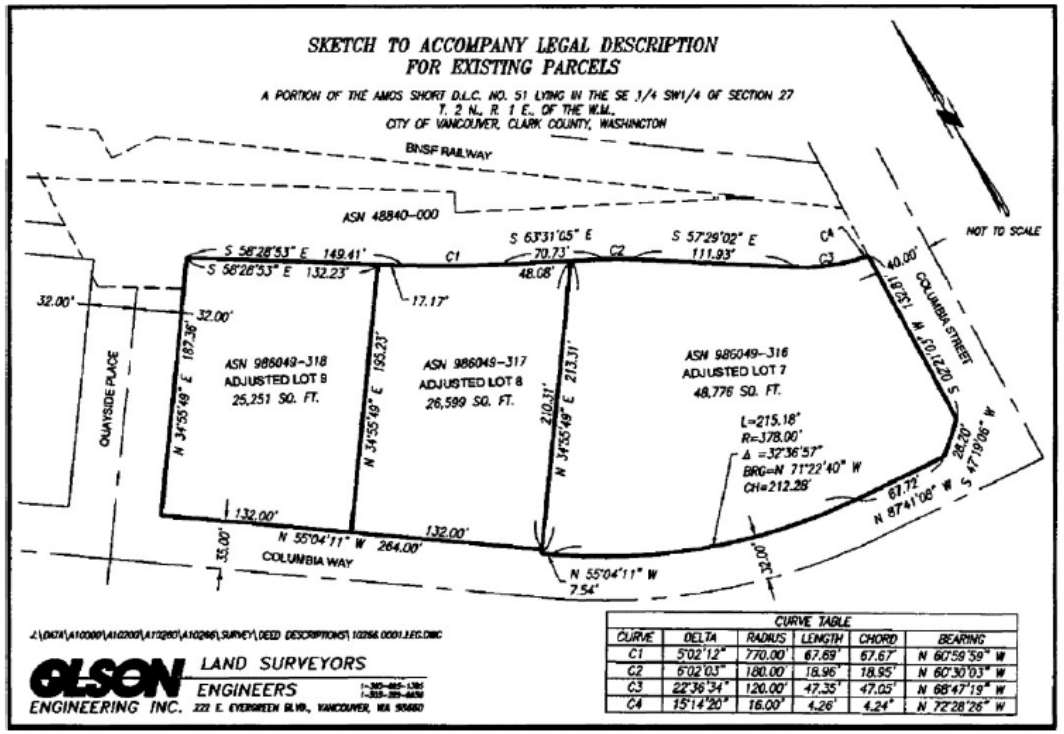
Operating Revenues		
15-Rail		1,887,770
16-Finance & Accounting		100,000
17-Sales		25,000
18-Commercial		911,898
19-Industrial		19,770,784
20-Facilities		225,000
21-Marine Operations		27,310,219
22-Security		956,829
40-Marine Terminal		7,290,151
	Total Operating Revenues	$ 58,477,651
Non-operating Revenues		
Ad Valorem Taxes		14,494,857
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	$ 41,783,457
	Total Revenues	$ 100,261,108
	Transfer from General Fund/Financing	$ 37,598,509
	TOTAL SOURCES	**$ 137,859,617**

USES

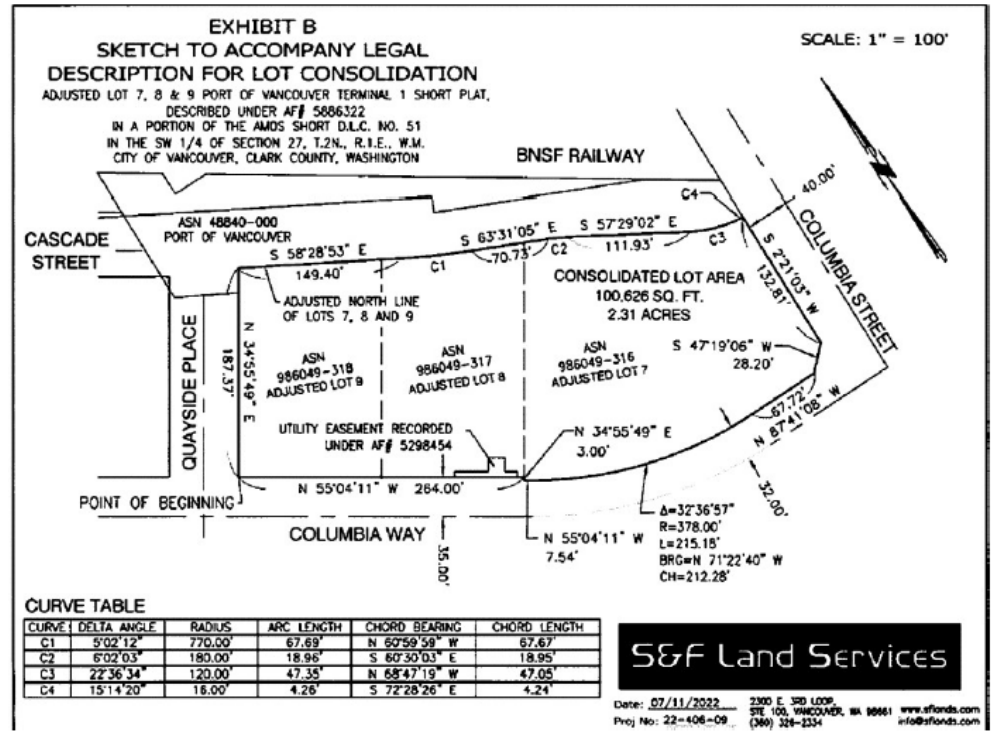
Operating Expenses		
05-Executive		1,079,363
06-Economic Development		1,312,232
10-Administration		1,627,637
11-External Affairs		2,606,626
12-Information Technology		2,315,936
13-Procurement & Contracts		960,883
14-Human Resources		710,755
15-Rail		1,450,652
16-Finance & Accounting		4,167,668
17-Sales		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	$ 50,709,680
Non-operating Expenses		
Debt Service		13,248,436
Environmental Remediation		1,352,500
Interest Expense		820,000
	Total Non-operating Expenses	$ 15,420,936
	Total Expenses	$ 66,130,617
	Capital Projects	$ 71,729,000
	TOTAL USES	**$ 137,859,617**

Action Item E-3

Approve Second Amendment to Ground Lease and Amendment to Memorandum of Ground Lease for BOZ Port of Vancouver Owner LLC



Lots Consolidated




TERMINAL 1
360

Unfinished Business

PORT CONTRACTS LOGS

New Business

Accounts Payable

CEO Report

CEO Report I-1

Project Updates

Trail Segment 4 and 5

CONTRACTOR: ADVANCED EXCAVATION SPECIALISTS



- Project 63% complete
- Benches being installed at bump out in the trail

Trail Segment 4 and 5

CONTRACTOR: ADVANCED EXCAVATION SPECIALISTS



- Column bases poured at Trail Plaza

Trail Segment 4 and 5

CONTRACTOR: ADVANCED EXCAVATION SPECIALISTS



- Benches installed and planter taking shape with landscaping at Trail Plaza

Trail Segment 4 and 5

CONTRACTOR: ADVANCED EXCAVATION SPECIALISTS



- Landscaping is being installed along the side of the trail

2026 Port Priority Paving Project

CONTRACTOR: WESTERN UNITED CIVIL GROUP



- Project 30% complete
- Grinding subcontractor preparing to grind out old asphalt

2026 Port Priority Paving Project

CONTRACTOR: WESTERN UNITED CIVIL GROUP



- St. Francis milled out and ready to be cleaned and paved

2026 Port Priority Paving Project

CONTRACTOR: WESTERN UNITED CIVIL GROUP



- St. Francis being repaved

2026 Port Priority Paving Project

CONTRACTOR: WESTERN UNITED CIVIL GROUP



- St. Francis repaved and ready for permanent striping

Subaru Parking Expansion Project

CONTRACTOR: TAPANI



- Project 99% complete
- Grading taking place for the new parking lot

Subaru Parking Expansion Project

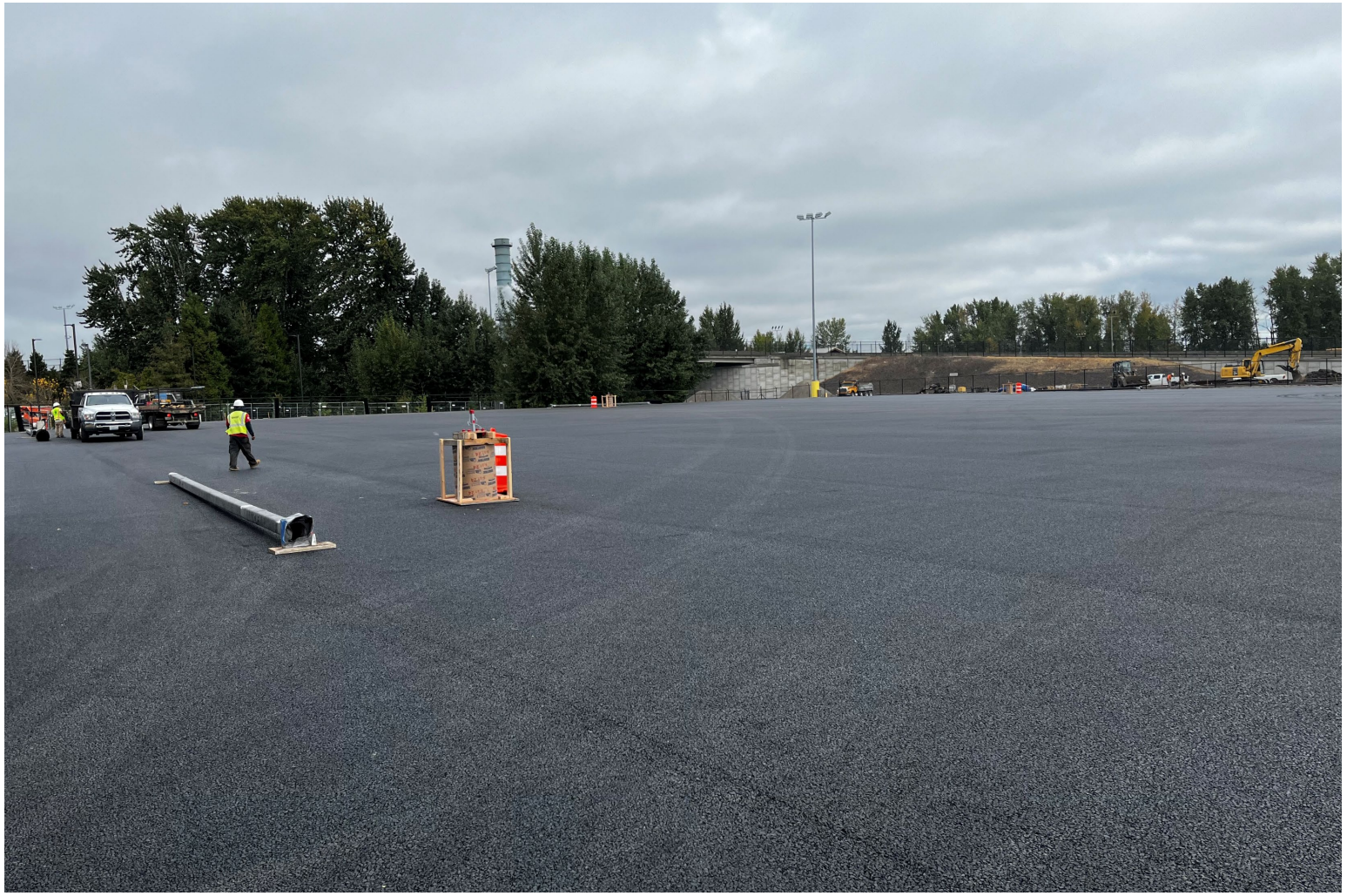
CONTRACTOR: TAPANI



- Fire hydrant being installed with grading taking place in the background

Subaru Parking Expansion Project

CONTRACTOR: TAPANI



- Paving placed and light poles being installed
- Security Fence Installation

Subaru Parking Expansion Project

CONTRACTOR: TAPANI



- Stripe installation complete

Berth 5 Maintenance

CONTRACTOR: ADVANCED AMERICAN CONSTRUCTION



- Project 64% complete
- Access for installation of FRP Jackets under Berth 5

Berth 5 Maintenance

CONTRACTOR: ADVANCED AMERICAN CONSTRUCTION



- Braces retracted for mesh and FRP Jacket installation

Berth 5 Maintenance

CONTRACTOR: ADVANCED AMERICAN CONSTRUCTION



- Installed FRP Jackets under Berth 5

Berth 5 Maintenance

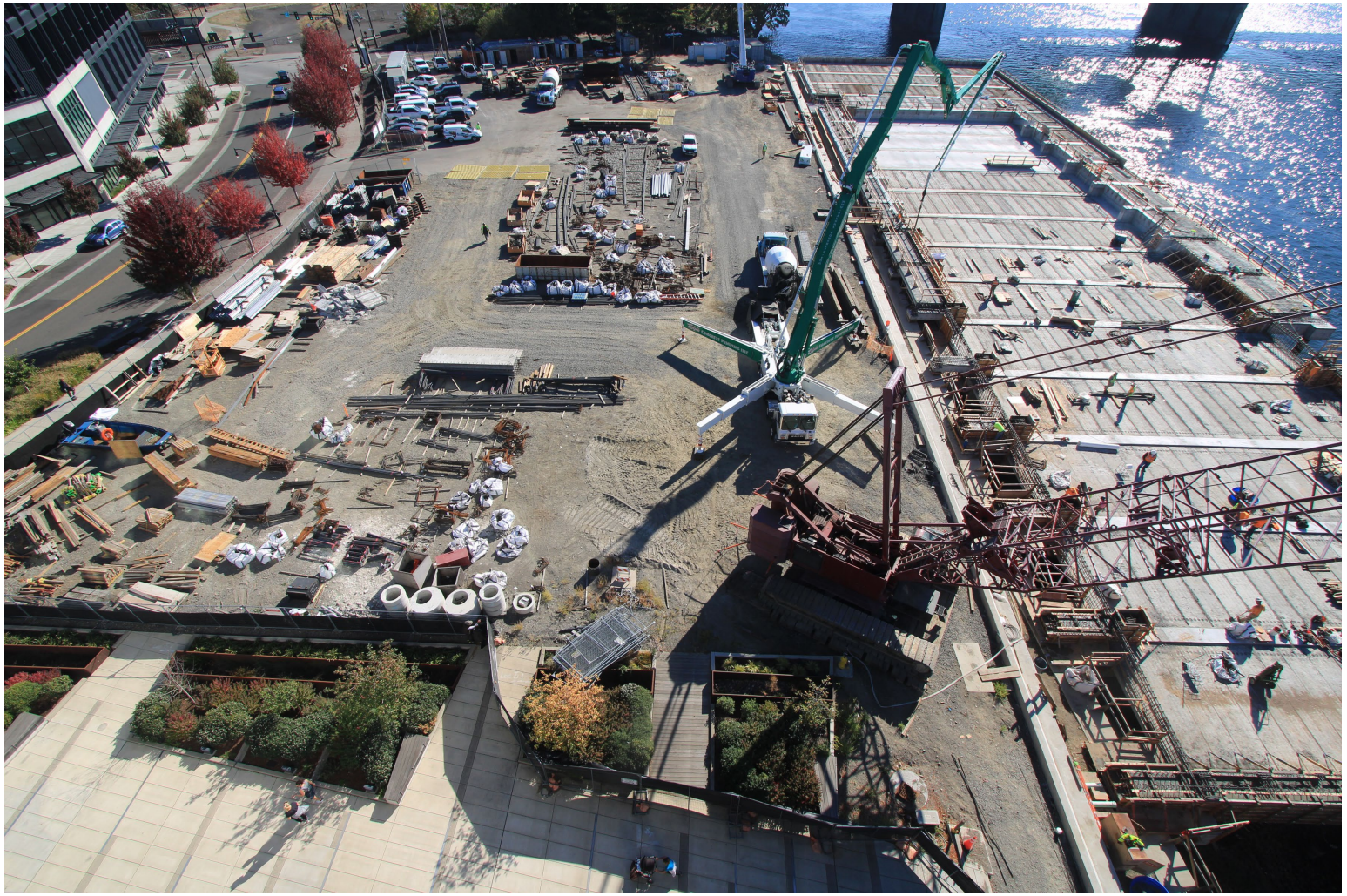
CONTRACTOR: ADVANCED AMERICAN CONSTRUCTION



- FRP Jacket being prepped for grout to be pumped into jacket

Terminal 1 Dock Replacement Project

CONTRACTOR: HME CONSTRUCTION



- Project 75% complete
- Concrete placement

Terminal 1 Dock Replacement Project

CONTRACTOR: HME CONSTRUCTION



- Vancouver Landing tie in
- Future plaza area

Terminal 1 Dock Replacement Project

CONTRACTOR: HME CONSTRUCTION



- Pile cap progress
- Precast panel install

Terminal 1 Dock Replacement Project

CONTRACTOR: HME CONSTRUCTION



- Building footprint
- Utility crawlspace

Building 2001 Improvements

CONTRACTOR: PACIFIC TECH CONSTRUCTION



- Overall project 90% complete
- Upper roof work complete

Building 2001 Improvements

CONTRACTOR: PACIFIC TECH CONSTRUCTION



- Lower roofs 80% complete
- Wall to roof modifications

Building 2001 Improvements

CONTRACTOR: PACIFIC TECH CONSTRUCTION



- Phase 3-4 office work completed

Building 3103 Canopy Project

CONTRACTOR: TIKKA CONSTRUCTION



- Project 95% complete
- Metal decking complete
- Final lighting remains

Project: 2026 Building Repairs

CONTRACTOR: FIRST CASCADE CORPORATION



- Building 2851
- Pressure wash 100%

Project: 2026 Building Repairs

CONTRACTOR: FIRST CASCADE CORP.



- Exterior Painting 100%
- Punch list work 90%

Project: 2026 Building Repairs

CONTRACTOR: FIRST CASCADE CORP.



- Building 2707
- Pressure wash 100%
- Exterior Painting 85%

CEO Report

Commissioners Reports

Upcoming Events

Next Commission Meeting

- Regular Commission Meeting – Tuesday, November 24, 9:30 a.m.
- Regular Commission Meeting – Tuesday, December 15, 1:00 p.m.

Community Events

- Port closed Wednesday, November 11 in observance of Veterans Day.
- Lough Legacy Veteran's Day Parade – Wednesday, November 11 from 11:00 a.m. - 1:00 p.m. Join the 38th annual Veteran's Day Parade at Officers Row. This event is free.
- Arnada Neighborhood Association Meeting – Thursday, November 12 from 7 p.m. - 8 p.m. Hybrid.
- D.B. CooperCon – November 13 - 15 at the Kiggins Theatre. Experience presentations, panels, Q&A sessions, and local food and beverages during this event. Prices vary.
- Esther Short Neighborhood Association Meeting – Thursday, November 19 from 6:00 p.m. - 7:30 p.m.
- Fish Nature Day – Saturday, November 21 from 10:00 a.m. - 1:00 p.m. at Columbia Springs. All ages are welcome to walk the site and learn about all things fish! This event is free.
- Reindeer Magic – Saturday, November 21 from 10:00 a.m. - 4:00 p.m. Meet Santa and his reindeer! Bring the whole family to this community-favorite event for a magical holiday experience! Tickets are $11.
- Merry and Bright Ornaments – November 22 - 28 at Kilnfolk. Decorate pre-made clay ornaments just in time for the holidays. Registration and tickets available online.
- Port closed Thursday, November 26, and Friday, November 27 for Thanksgiving.

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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