

Port of Vancouver USA

Board of Commissioners Meeting

NOVEMBER 10, 2020



Open Forum

To provide public comment during the virtual board meeting, you must register no later than 12:00 p.m. Monday, November 9, 2020 by emailing povcommissioners@portvanusa.com * *



Action Item E-1

Approve 2021 Preliminary Budget



Port Budget Process



2021 Budget

SOURCES

Operating Revenues	
15-Rail Services	939,480
16-Finance & Accounting	70,000
18-Commercial	272,458
19-Industrial	11,003,219
20-Facilities	46,000
21-Marine Operations	20,876,865
22-Security	452,904
40-Marine Terminal	5,714,429
Total Operating Revenues	<u>\$ 39,375,356</u>
Non-operating Revenues	
Ad Valorem Taxes	12,246,055
Interest Income	96,000
Grants & Other Contributions	2,942,275
Proceeds from Sale of Property	10,000
Other	23,600
Total Non-operating Revenues	<u>\$ 15,317,930</u>
Total Revenues	\$ 54,693,286
Transfer from General Fund/Financing	\$ (535,809)
TOTAL SOURCES	<u><u>\$ 54,157,477</u></u>



USES

Operating Expenses		
05-Executive		876,725
06-Economic Development		511,133
10-Administration		1,374,317
11-External Affairs		1,749,066
12-Information Technology		1,288,209
13-Procurement		515,049
14-Human Resources		438,054
15-Rail Services		1,407,541
16-Finance & Accounting		2,018,444
17-Sales		1,982,666
18-Commercial		105,997
19-Industrial		1,499,638
20-Facilities		5,888,328
21-Marine Operations		1,370,815
22-Security		2,522,033
32-Environmental		1,285,452
40-Marine Terminal		7,825,878
	Total Operating Expenses	<u>\$ 32,659,344</u>
Non-operating Expenses		
Debt Service		10,579,524
Environmental Remediation		1,137,950
Other Non-Operating Expenses		842,000
	Total Non-operating Expenses	<u>\$ 12,559,474</u>
	Total Expenses	<u>\$ 45,218,818</u>
	Capital Projects	\$ 8,938,659
	TOTAL USES	<u>\$ 54,157,477</u>



**Port of Vancouver
2021 Capital Budget**

<i>Description</i>	2021
Environmental	
Environmental: Parcel 3 - Berm Construction Completion and Planting	450,000
Environmental: Purchase of Mitigation Credits	56,875
Total: Environmental	506,875
Industrial	
Industrial: Site Improvements - Design and Demolition	250,000
Total: Industrial	250,000
Terminals	
Terminals: Bulk Mineral Facility - Flopgate	800,000
Total: Terminals	800,000
Terminal Rehabilitation and Improvement Program (TRIP)	
TRIP: Bank Stabilization, and Permitting - Terminal 4 Bank Stabilization	300,000
Total: TRIP	300,000
Waterfront	
Waterfront: Renaissance Trail	1,200,000
Waterfront: Vancouver Landing	2,284,389
Total: Waterfront	3,484,389



Maintenance	
Maintenance: Buildings - Bldg 3201, Section I Roof	300,000
Maintenance: Buildings: Bldg 2725 Roofing	500,000
Maintenance: Drainage and Utilities: Full replacement of Biofiltration media in Pond 2	240,570
Maintenance: Drainage and Utilities; Bulk Facility Wastewater System Upgrades	200,000
Maintenance: Equipment Terminal Fire Alarm Replacement	150,000
Maintenance: IT - Microsoft Surfaces	30,000
Maintenance: IT - Replace Leased Copiers	65,000
Maintenance: IT - HVAC Server Room Upgrades	50,000
Maintenance: Paving and Striping - T2 Phase 3 of 3 - Design	50,000
Maintenance: Rail: Railcrossing Upgrade	440,000
Maintenance: Tenant Improvements	150,000
Maintenance: Vehicles and Equipment - Gator	15,000
Maintenance: Vehicles and Equipment - Hook Truck/Water Tank	140,000
Maintenance: Vehicles and Equipment - Van	54,000
Maintenance: Vehicles and Equipment - Water Truck	87,000
Total: Maintenance	2,471,570
Labor Capitalization	1,125,825
Total: Capital Projects	8,938,659
Grants and Other Contributions	
WADOT Grant - Waterfront: Renaissance Trail	(500,000)
TAP Grant - Waterfront: Renaissance Trail	(485,000)
Dept of Commerce Grant - Waterfront: Vancouver Landing	(1,457,275)
Vancouver Rotary Grant - Waterfront: Vancouver Landing	(500,000)
Total: Grants and Other Contributions	(2,942,275)
Total: Capital Projects - Net	5,996,384



Action Item E-2

Approve Third Amendment and Termination Agreement Between the Port of Vancouver and Great Western Malting Company d/b/a Brewcraft USA





Exhibit A Printforia



Legend

Notes:

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Action Item E-3

Approve a Lease Agreement between the Port of Vancouver and Printforia Inc.



SALES DEPARTMENT 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

Staff prepares draft lease documents

Lease document negotiation

Tenant signs final lease documents

Final approval and signatures

Implement lease changes, tracking, accounting and files





Exhibit A Printforia



Legend

Notes:

752.3 0 376.17 752.3 Feet

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Exhibit B Printforia Premises



1: 2,257



376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Legend

Notes:



Unfinished Business

PORT CONTRACTS LOGS



New Business



Accounts Payable



CEO Report



CEO Report I-1

Action taken under Resolution 2-2020:
Declaration of Local Emergency and
Delegation of Authority of Emergency
Powers



CEO Report I-2

State Legislative Priorities



Proposed 2021
Legislative Agenda

Economic Development

- Secure funding for the building deconstruction phase of the Terminal 1 waterfront development project (\$2.3M Total with \$0.5M Port Match) to ensure readiness for dock deconstruction, replacement, and further economic development.
- Maximize economic development and investment in the Terminal 1 waterfront rehabilitation project and other Opportunity Zones by promoting tools such as Tax Increment Financing (TIF) and ensure adequate funding of CERB.
- Protect, preserve, and promote access to ports, essential public facilities and industrial lands that support Washington's trade-based, commercial, and regional economies.
- Support legislation that increases competitiveness for tourism, manufacturing, trade, and industrial development.
- Support broadband capacity initiatives and investment.
- Increase career-connected learning opportunities and apprenticeship programs for Ports.



Terminal 1 Redevelopment



Freight Infrastructure

- Continue investment for the replacement of the Columbia River I-5 bridge and other SW Washington transportation projects that facilitate freight movement, economic development, job growth, address key chokepoints, and grade-separation.
- Support efforts to close transportation funding gaps and meet freight mobility needs throughout Washington State.
- Support Columbia River ports' efforts to maintain 43' shipping channel including use of pre-approved sites for dredged materials.
- Promote a high, wide, and heavy corridor through the Columbia River region and support funding for the planning and construction of the corridor.
- Support reliable freight funding for infrastructure and construction programs.



I-5 Columbia River Bridge



Environmental Policy

- Support efforts to establish carbon policy standards and efforts to reduce greenhouse gas emissions while maintaining the port's ability to increase economic opportunity and grow jobs in Southwest Washington.
- Establish grant programs that incentivize ports and their partners to become more environmentally sustainable and efficient.
- Amend the Climate Change Grant program (RCW 36.70a.190) to allow Port participation.
- Provide greater certainty and timeliness in permitting decisions and environmental reviews.
- Evaluate rulemaking by Ecology on SEPA as it relates to assessment and mitigation of project-related greenhouse gas emissions and seek legislative clarity where needed.
- Protect navigation corridors and hydropower, both key to the economy and protection of jobs.
- Protect funds in the Model Toxics Control Account for cleanup activities.



Columbia River Mitigation Bank



Questions?

CEO Report I-3

Project Updates



Terminal 1 Structural Renovation

CONTRACTOR: ADVANCED AMERICAN



- Overall Project 25% Complete
- October Construction Started



Terminal 1 Structural Renovation

CONTRACTOR: ADVANCED AMERICAN



- Demo of Concrete Ramp Complete
- Removal of Amphitheater Sections
- Upper & Lower Seismic Dolphins Sawcut



Terminal 1 Structural Renovation

CONTRACTOR: ADVANCED AMERICAN



- Pile Template Work in Progress
- Pile Installation Work to Start



AC Marriott (Not Port Contractor)

CONTRACTOR: ROBERTSON & OLSON



- October Construction Started
- Structure Excavation Completed



AC Marriott (Not Port Contractor)

CONTRACTOR: ROBERTSON & OLSON



- Tower Crane Installation



AC Marriott (Not Port Contractor)

CONTRACTOR: ROBERTSON & OLSON

- Structure and Foundation Excavation



- 1st and 2nd Mat Slab and Column Rebar Complete



BL2100 Roof Coating Sections A, B & C

CONTRACTORS: CASCADE INDUSTRIAL COATINGS,
DODGE FOAM & COATINGS, INC

- Project Completion: 100%
- Coated Approx: 28,104 sq. ft. and 15,000 sq. ft.



BL2725 Emergency Roof Repair

CONTRACTOR: JH KELLY



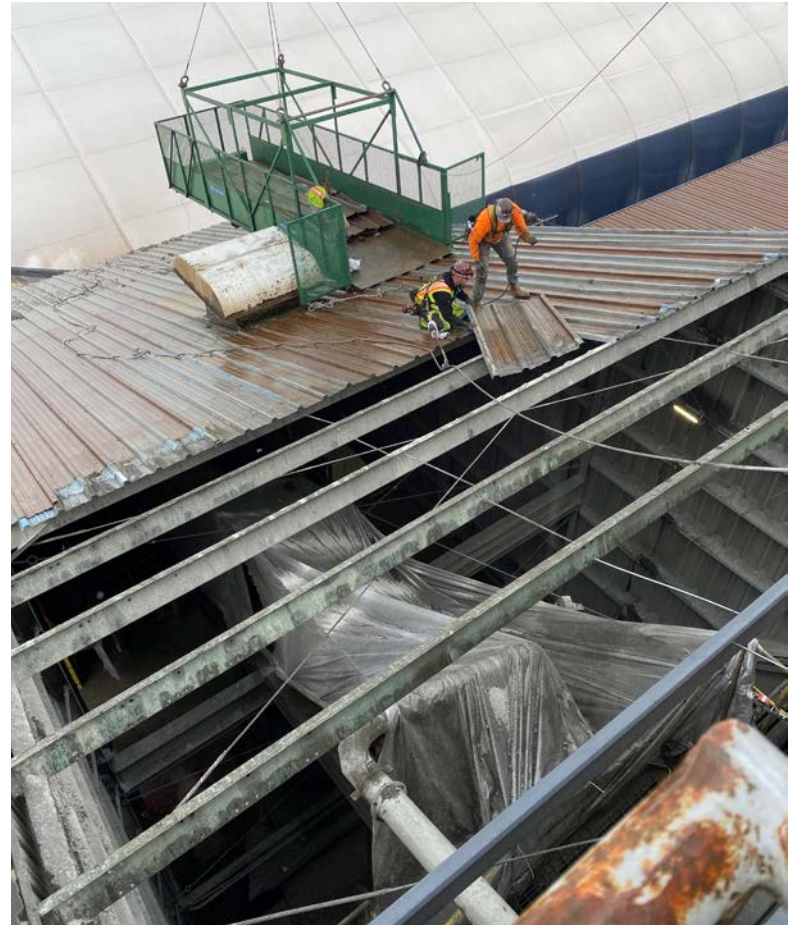
- Project Completion: 100%
- 3,000 sq. ft. of R-Panel Roofing



BL2725 Emergency Roof Repair

CONTRACTOR: JH KELLY

- Replaced 7 Damaged Structural Purlins and Framing



Tank Painting

CONTRACTOR: APE PAINTING

- Project Completion: 5%
- Contractor has started prepping surface; will start priming/painting when there is a window of dry weather
- Painting Approx: 4,875 sq. ft.



2020 Gutter Replacement Project

CONTRACTOR: AMER-X

- Project Completion: 1%
- Replace Gutters on Buildings:
 - 2025
 - 2805
 - 2835
 - 3205
 - 3209
- Contractor on-site on November 16, should be completed by December 31



Parcel 3 Berm

CONTRACTOR: PORT OF VANCOUVER

- 120,000 Cubic Yards placed by Port Crews
- placed by Port Crews
- Earthen Berm 12' tall, 82' wide and 3,500+ ft long
- Base Material and 18" of Topsoil Create Earthen Berm
- New Rocked Access along Berm



Terminal 2 Paving

CONTRACTOR: PRECISION PAVING PLUS



- Paving and Striping Completed
- Defined Walkways and Updated Clear Zones
- 7" of Asphalt Sitting on Top of 12" Section of Concrete Treated Base
- Improved Drainage Collection



Terminal 3 Paving

CONTRACTOR: GRANITE CONSTRUCTION



- 3" Mill and Repave
- 3,100 Tons Paved in 1 Day
- Pick Up Machine Transferring Asphalt into Paver
- Resolved Compromised Surface Conditions



Commissioners Reports



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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