

Port of Vancouver USA

Board of Commissioners Meeting

NOVEMBER 12, 2019



Open Forum



Open Forum
Time Clock



Commissioner and CEO Comments



Action Item E-1

Approve Contract with CMD for Advertising, Marketing and Public Relations Services



Public Comment



Action Item E-2

Approve First Amendment to Lease
Between the Port of Vancouver USA
and Fabricated Products, Inc.



Public Comment



Action Item E-3

Approve Second Amendment to Lease
Between the Port of Vancouver USA
and Choose Fun, Inc. d/b/a
Warehouse '23



Public Comment



Action Item E-4

Approve 2020 Preliminary Budget



Port Budget Process



2020 Preliminary Budget - 0% Tax Levy Increase - Option 1

<u>SOURCES</u>	
Operating Revenues	
15-Rail	976,583
16-Finance	70,000
18-Commercial	568,361
19-Industrial	10,593,809
20-Facilities	700
21-Marine Operations	21,405,768
22-Security	411,024
40-Marine Terminal	7,125,287
Total Operating Revenues	<u>\$ 41,151,532</u>
Non-operating Revenues	
Ad Valorem Taxes	9,986,858
Interest Income	874,284
Grants & Other Contributions	2,305,012
Proceeds from Sale of Property	10,000
Other	23,600
Total Non-operating Revenues	<u>\$ 13,199,754</u>
Total Revenues	<u>\$ 54,351,286</u>
Transfer from General Fund/Financing	\$ (93,466)
TOTAL SOURCES	<u>\$ 54,257,820</u>



USES

Operating Expenses	
05-Executive	880,452
06-Economic Development	564,737
10-Administration	1,297,832
11-External Affairs	1,786,741
12-Information Technology	1,344,579
13-Contracts	520,123
14-Human Resources	439,790
15-Rail	1,255,651
16-Finance	2,060,380
17-Sales	1,977,653
18-Commercial	779,266
19-Industrial	1,899,546
20-Facilities	5,477,797
21-Operations	1,493,703
22-Security	2,546,067
32-Environmental	1,360,122
40-Terminal	7,662,351
41-Rail Operations	196,149
Total Operating Expenses	<u>\$ 33,542,939</u>
Non-operating Expenses	
Debt Service	10,962,573
Environmental Remediation	969,650
Other Non-operating Expenses	1,274,252
Total Non-operating Expenses	<u>\$ 13,206,475</u>
Total Expenses	<u>\$ 46,749,414</u>
Capital Projects	\$ 7,508,406
TOTAL USES	<u><u>\$ 54,257,820</u></u>



2020 Preliminary Budget - 1% Tax Levy Increase - Option 2

SOURCES

Operating Revenues		
15-Rail		976,583
16-Finance		70,000
18-Commercial		568,361
19-Industrial		10,593,809
20-Facilities		700
21-Marine Operations		21,405,768
22-Security		411,024
40-Marine Terminal		7,125,287
	Total Operating Revenues	<u>\$ 41,151,532</u>
Non-operating Revenues		
Ad Valorem Taxes		10,086,727
Interest Income		874,284
Grants & Other Contributions		2,305,012
Proceeds from Sale of Property		10,000
Other		23,600
	Total Non-operating Revenues	<u>\$ 13,299,623</u>
	Total Revenues	\$ 54,451,155
	Transfer from General Fund/Financing	\$ (193,335)
	TOTAL SOURCES	<u><u>\$ 54,257,820</u></u>



USES

Operating Expenses		
05-Executive		880,452
06-Economic Development		564,737
10-Administration		1,297,832
11-External Affairs		1,786,741
12-Information Technology		1,344,579
13-Contracts		520,123
14-Human Resources		439,790
15-Rail		1,255,651
16-Finance		2,060,380
17-Sales		1,977,653
18-Commercial		779,266
19-Industrial		1,899,546
20-Facilities		5,477,797
21-Operations		1,493,703
22-Security		2,546,067
32-Environmental		1,360,122
40-Terminal		7,662,351
41-Rail Operations		196,149
	Total Operating Expenses	<u>\$ 33,542,939</u>
Non-operating Expenses		
Debt Service		10,962,573
Environmental Remediation		969,650
Other Non-operating Expenses		1,274,252
	Total Non-operating Expenses	<u>\$ 13,206,475</u>
	Total Expenses	<u>\$ 46,749,414</u>
	Capital Projects	\$ 7,508,406
	TOTAL USES	<u>\$ 54,257,820</u>



2020 Preliminary Budget - 1%+50% Banked Cap Tax Levy Increase - Option 3

SOURCES

Operating Revenues		
15-Rail	976,583	
16-Finance	70,000	
18-Commercial	568,361	
19-Industrial	10,593,809	
20-Facilities	700	
21-Marine Operations	21,405,768	
22-Security	411,024	
40-Marine Terminal	7,125,287	
Total Operating Revenues	\$ 41,151,532	
Non-operating Revenues		
Ad Valorem Taxes	11,121,310	
Interest Income	874,284	
Grants & Other Contributions	2,305,012	
Proceeds from Sale of Property	10,000	
Other	23,600	
Total Non-operating Revenues	\$ 14,334,206	
Total Revenues	\$ 55,485,738	
Transfer from General Fund/Financing	\$ 97,082	
TOTAL SOURCES	\$ 55,582,820	



USES

Operating Expenses		
05-Executive		880,452
06-Economic Development		564,737
10-Administration		1,297,832
11-External Affairs		1,786,741
12-Information Technology		1,344,579
13-Contracts		520,123
14-Human Resources		439,790
15-Rail		1,255,651
16-Finance		2,060,380
17-Sales		1,977,653
18-Commercial		779,266
19-Industrial		1,899,546
20-Facilities		5,477,797
21-Operations		1,493,703
22-Security		2,546,067
32-Environmental		1,360,122
40-Terminal		7,662,351
41-Rail Operations		196,149
	Total Operating Expenses	<u>\$ 33,542,939</u>
Non-operating Expenses		
Debt Service		10,962,573
Environmental Remediation		969,650
Other Non-operating Expenses		1,274,252
	Total Non-operating Expenses	<u>\$ 13,206,475</u>
	Total Expenses	<u>\$ 46,749,414</u>
	Capital Projects	\$ 8,833,406
	TOTAL USES	<u><u>\$ 55,582,820</u></u>



2020 Preliminary Budget - 1%+100% Banked Cap Tax Levy Increase - Option 4

<u>SOURCES</u>	
Operating Revenues	
15-Rail	976,583
16-Finance	70,000
18-Commercial	568,361
19-Industrial	10,593,809
20-Facilities	700
21-Marine Operations	21,405,768
22-Security	411,024
40-Marine Terminal	7,125,287
Total Operating Revenues	\$ 41,151,532
Non-operating Revenues	
Ad Valorem Taxes	11,953,772
Interest Income	874,284
Grants & Other Contributions	2,305,012
Proceeds from Sale of Property	10,000
Other	23,600
Total Non-operating Revenues	\$ 15,166,668
Total Revenues	\$ 56,318,200
Transfer from General Fund/Financing	\$ 264,620
TOTAL SOURCES	\$ 56,582,820



USES

Operating Expenses		
05-Executive		880,452
06-Economic Development		564,737
10-Administration		1,297,832
11-External Affairs		1,786,741
12-Information Technology		1,344,579
13-Contracts		520,123
14-Human Resources		439,790
15-Rail		1,255,651
16-Finance		2,060,380
17-Sales		1,977,653
18-Commercial		779,266
19-Industrial		1,899,546
20-Facilities		5,477,797
21-Operations		1,493,703
22-Security		2,546,067
32-Environmental		1,360,122
40-Terminal		7,662,351
41-Rail Operations		196,149
	Total Operating Expenses	<u>\$ 33,542,939</u>
Non-operating Expenses		
Debt Service		10,962,573
Environmental Remediation		969,650
Other Non-operating Expenses		1,274,252
	Total Non-operating Expenses	<u>\$ 13,206,475</u>
	Total Expenses	<u>\$ 46,749,414</u>
	Capital Projects	\$ 9,833,406
	TOTAL USES	<u>\$ 56,582,820</u>



<i>Port of Vancouver 2020 Capital Projects Budget - DRAFT</i>	
<i>Description</i>	<i>2020 Budget</i>
Environmental	
Environmental: Columbia Gateway Screen Berm - Construction and Planting	470,000
Environmental: Purchase of Mitigation Credits	150,000
Total: Environmental	620,000
Maintenance	
Maintenance: Bank Stabilization, and Permitting - General	75,000
Maintenance: Buildings - 2625 Roof	367,000
Maintenance: Buildings - 2565 Siding	252,000
Maintenance: Equipment - HVAC Controller System	75,000
Maintenance: IT - Misc	20,000
Maintenance: Paving and Striping: T2 - Nustar Phase 2 of 3	650,000
Maintenance: Paving and Striping: T3 - Phase 2 of 10	350,000
Maintenance: Tenant Improvements	150,000
Maintenance: Vehicles and Equipment - Fuel Island Upgrades	300,000
Maintenance: Vehicles and Equipment - Rail Profile Grinder	200,000
Maintenance: Vehicles and Equipment - Van replacement of 1998 Chevrolet Van	45,000
Total: Maintenance	2,484,000



Terminal Rehabilitation Improvement Program (TRIP)	
TRIP: Bank Stabilization, and Permitting - Terminal 4 Bank Stabilization Phase 1	305,000
TRIP: Docks and Fender Pilings - Berth 10 Fender Piling Retrofit	50,000
Total: TRIP	355,000
Waterfront	
Waterfront: Removal of Terminal 1 Building - Design and Permitting	150,000
Waterfront: Landscaping - East Portal - Design and Permitting	170,000
Waterfront: Landscaping - Renaissance Trail Phase 1, Daniels Way Phase 1 and Access Way 5 - Design and Permitting	80,000
Waterfront: Landscaping - Vancouver Landing - Design, Permitting, and Construction	2,055,012
Total: Waterfront	2,455,012
Option 3: 1% + 50% Banked Capacity Tax Levy Increase	
Maintenance: Water System Improvements - Phase 3 of 4	600,000
Waterfront: Dock - 60% Design and Permitting	350,000
Industrial: Building Improvements to Bldg. 2601 - Design and Permitting	375,000
Total: Additional Capital Projects : 50% Banked Capacity	1,325,000



Option 4: 1% + 100% Banked Capacity Tax Levy Increase	
Industrial: Building Improvements to Bldg 2601 - Construction	500,000
Waterfront: Site Development - Design and Construction	500,000
Total: Additional Capital Projects : Remainder of Banked Capacity	1,000,000
Total: Capital Projects	8,239,012
Labor Capitalization	1,594,394
Total: Capital Projects	9,833,406
Grants and Other Contributions	
Waterfront: WADOT - Renaissance Trail and Daniels Way	(80,000)
Waterfront: WA Dept of Commerce - Vancouver Landing	(2,055,012)
Waterfront: WA Dept of Commerce - East Portal	(170,000)
Total: Grants and Other Contributions	(2,305,012)
Total: Capital Projects - Net	7,528,394



Public Comment



Unfinished Business

PORT CONTRACTS LOGS



New Business



Accounts Payable



CEO Report



Project Updates



Terminal 2 – Paving Project

CONTRACTOR: CLARK AND SONS



- Project 100% complete
- Restored proper drainage



Terminal 2 – Paving Project

CONTRACTOR: CLARK AND SONS



- Reestablished impervious surface and corrected drainage challenges
- New curbs along southern limits of work



Terminal 1 – Ground Improvements

CONTRACTOR: HAYWARD BAKER



- Overall project 10% complete
- Utilities removed



Terminal 1 – Ground Improvements

CONTRACTOR: HAYWARD BAKER



- Port area deep cement soil mixing 60% installed



Terminal 1 – Ground Improvements

CONTRACTOR: HAYWARD BAKER



- Mass Excavation 90% Complete
- Temporary shoring wall installed
- Temporary ramp installed



2019 Roof and Gutter Project

CONTRACTOR: AMER-X ROOFING INC.



Building 2400 – 60% complete

- Gutter, downspout and translucent roof panel replacement complete
- Roof coating to start this week



2019 Roof and Gutter Project

CONTRACTOR: AMER-X ROOFING INC.

*Building 2585 – 80%
complete*

- Gutter and downspout replacement complete
- Southwest overhang structure being repaired, then roof panels installed



2019 Roof and Gutter Project

CONTRACTOR: AMER-X ROOFING INC.

Building 2655 – 95% complete

- Gutter and roofing panel replacement complete
- Installing remaining downspouts



CEO Report



Commissioners Reports



Upcoming Events

Next Commission Meeting

- Regular Commission Meeting – Tuesday, Nov. 26, 8:30 a.m.

Community Events

- Vancouver Neighborhood Alliance meeting – Wednesday, Nov. 13, 7:00 p.m., at Vancouver Navigation Center
- Arnada Neighborhood Association meeting – Thursday, Nov. 14, 7:00 p.m., at Vancouver Housing Authority
- Neighborhood Associations Council of Clark County meeting – Monday, Nov. 18, 7:00 p.m., at Port of Vancouver Administration Office
- Night Market Vancouver Holiday Market – Friday and Saturday, Nov. 22 and 23, 5:00-10:00 p.m., Warehouse 23 event space. More than 80 vendors, Santa visit, carolers, pet adoptions, toy drive and more. No fee to attend.
- Community Tree Lighting – Friday, Nov. 29, 4:00-8:00 p.m., Esther Short Park



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



Workshop

TERMINAL 1 PRESENTATION

