



COMMISSION MEETING AGENDA

MEETING TYPE: ☒ Regular ☐ Special

MEETING DATE: July 8, 2026 MEETING TIME: 9:00 AM

ATTENDANCE: *In Person* *Television Broadcasting*
 Port of Longview KLTV Kelso Longview Television
 10 International Way
 Longview, WA 98632

Public comment will be taken before and during the meeting. Attendees can submit public comments to publiccomment@portoflongview.com or give public comment orally during the meeting. For assistance with special arrangements please call (360) 425-3305 at least 24 hours in advance.

1. Call to Order
2. Pledge of Allegiance
3. Commissioner Attendance
4. Meeting Guidelines
5. Consent Agenda

Public comment is taken prior to Commission vote on the consent agenda

 - a. Today's Meeting Agenda
 - b. Invoice Approval
 - c. Minutes
6. General Public Comment Period

Public comment is taken for items not appearing on this agenda
7. CEO and Staff Reports
 - a. Chief Executive Officer's Report
 - b. IRCE Project Safety Updates (including safety audits)
8. Advisory Items
 - a. Southwest Regional Airport (SWRA) *(Introduced by Jennifer Brown)*
 2027 Draft SWRA Budget *(Craig Stommel, SWRA Manager)*
 - b. Consider Brown Strauss 5th Amendment of Lease *(Presented by Candance Paradis)*
9. Commissioner Reports
10. Adjourn Meeting

AGENDA ITEM 7

CEO and Staff Reports

- (a) Chief Executive Officer's Report
- (b) IRCE Project Safety Updates (including safety audits)

Safety Audit

06/25/2026



Safety Audit Form

CUSTOMER

Port of Longview

JOB NAME

IRCE Safety Consultant

JOB NUMBER

25-047-PSC

AUDIT DATE

06/25/2026

REPORT DATE

06/25/2026

PROJECT MANAGER

Karl Enyeart

INSPECTOR NAME

Derek Burr

INSPECTOR EMAIL

dburr@integritysafety.com

Unchecked boxes=Not applicable

GENERAL COMMENTS

Followed up to watch demo crew remove the trusses of the Maintenance Building. Using 2 forklifts, good rigging, good communication and removed one truss w/o issue. I arrived onsite where 3 of 5 trusses had been removed.

ADDITIONAL PHOTOS (IF APPLICABLE)



GENERAL ADMINISTRATIVE

- Written Safety and Hazard Communication programs (APP and SDS binders) (written APP + HazCom program required, WA/OR)
- Required postings OSHA L & I, Emergency Numbers, Worker's Comp, Code of Safe Practices, ETC. (OSHA poster + state postings)
- Adequate toilets/ washing facilities (1 toilet for 20 or fewer, then 1 per 40; handwashing required)
- Record of Safety Meetings and Safety Inspections (WA/OR safety committee + meeting records)
- Hot/Cold stress to workers with proper access to water (H2O) (heat index 80F water+shade, 90F added rest, WA/OR; potable water on site)
- Adequate lighting in work and walkways (5 fc general construction, 10 fc shops)

WRITTEN SAFETY AND HAZARD COMMUNICATION

REQUIRED POSTINGS OSHA L & I, EMERGENCY NUMBERS,

PROGRAMS (APP AND SDS BINDERS) (WRITTEN APP + HAZCOM PROGRAM REQUIRED, WA/OR)

OK

WORKER'S COMP, CODE OF SAFE PRACTICES, ETC. (OSHA POSTER + STATE POSTINGS)

OK

ADEQUATE TOILETS/ WASHING FACILITIES (1 TOILET FOR 20 OR FEWER, THEN 1 PER 40; HANDWASHING REQUIRED)

OK

RECORD OF SAFETY MEETINGS AND SAFETY INSPECTIONS (WA/OR SAFETY COMMITTEE + MEETING RECORDS)

OK

HOT/COLD STRESS TO WORKERS WITH PROPER ACCESS TO WATER (H2O) (HEAT INDEX 80F WATER+SHADE, 90F ADDED REST, WA/OR; POTABLE WATER ON SITE)

OK

ADEQUATE LIGHTING IN WORK AND WALKWAYS (5 FC GENERAL CONSTRUCTION, 10 FC SHOPS)

OK

PERSONAL PROTECTIVE EQUIP / EMERGENCY

- Hard hats, vest, and safety glasses being used as needed or 100% of the time (head, eye/face, hi-vis Class 2 or 3)
- Employees aware of emergency procedures (written emergency action plan)
- First Aid kit on site- stocked and accessible (stocked to site size)
- First aid personnel on site and identified (trained responder where no clinic nearby)
- Proper work shoes being worn (protective footwear)

HARD HATS, VEST, AND SAFETY GLASSES BEING USED AS NEEDED OR 100% OF THE TIME (HEAD, EYE/FACE, HI-VIS CLASS 2 OR 3)

OK

EMPLOYEES AWARE OF EMERGENCY PROCEDURES (WRITTEN EMERGENCY ACTION PLAN)

OK

FIRST AID KIT ON SITE- STOCKED AND ACCESSIBLE (STOCKED TO SITE SIZE)

OK

FIRST AID PERSONNEL ON SITE AND IDENTIFIED (TRAINED RESPONDER WHERE NO CLINIC NEARBY)

OK

PROPER WORK SHOES BEING WORN (PROTECTIVE FOOTWEAR)

OK

CRANES

- Outriggers properly positioned and supported (outriggers/stabilizers + pads)
- Slings and rigging inspected daily and tagged (inspect each shift)
- Operator/ Rigger/ Signal person certification (certified operator, qualified rigger, qualified signal)

OUTRIGGERS PROPERLY POSITIONED AND SUPPORTED (OUTRIGGERS/STABILIZERS + PADS)

OK/Positive Note

PHOTO



SLINGS AND RIGGING INSPECTED DAILY AND TAGGED (INSPECT EACH SHIFT)

OK

OPERATOR/ RIGGER/ SIGNAL PERSON CERTIFICATION (CERTIFIED OPERATOR, QUALIFIED RIGGER, QUALIFIED SIGNAL)

OK

AERIAL LIFTS

- Inspect for damage and service prior to work shift (pre-use inspection)
- Excessive weight (rated load per data plate)
- All top and mid rails in place (guardrails intact)
- Fall protection used for articulating and reach platforms (harness + lanyard in boom lift)
- Climbing on mid or top rail (stand on floor, not rails)

INSPECT FOR DAMAGE AND SERVICE PRIOR TO WORK SHIFT (PRE-USE INSPECTION)

OK

EXCESSIVE WEIGHT (RATED LOAD PER DATA PLATE)

OK

ALL TOP AND MID RAILS IN PLACE (GUARDRAILS INTACT)

OK

FALL PROTECTION USED FOR ARTICULATING AND REACH PLATFORMS (HARNESS + LANYARD IN BOOM LIFT)

OK

CLIMBING ON MID OR TOP RAIL (STAND ON FLOOR, NOT RAILS)

OK

HOUSEKEEPING

- Work area, passageways, and stairs clear of scrap and debris. Removed regularly. (cleared during construction)
- Site clean with proper trash receptacles
- Material storage areas kept orderly and free of debris (stable stacking)
- Slips, trips and falls hazards controlled (cords, hoses, standing water, uneven surfaces)

WORK AREA, PASSAGEWAYS, AND STAIRS CLEAR OF

SITE CLEAN WITH PROPER TRASH RECEPTACLES

SCRAP AND DEBRIS. REMOVED REGULARLY. (CLEARED DURING CONSTRUCTION)

OK

OK

MATERIAL STORAGE AREAS KEPT ORDERLY AND FREE OF DEBRIS (STABLE STACKING)

SLIPS, TRIPS AND FALLS HAZARDS CONTROLLED (CORDS, HOSES, STANDING WATER, UNEVEN SURFACES)

OK

OK

FALL PROTECTION

- Proper use of harness, lanyard and anchor (anchor 5,000# or 2x; max arrest force 1,800#)

PROPER USE OF HARNESS, LANYARD AND ANCHOR (ANCHOR 5,000# OR 2X; MAX ARREST FORCE 1,800#)

OK

FIRE PROTECTION/PREVENTION

- Fire extinguishers provided at least every 3000 sq. feet of combustibles (1 per 3,000 sq ft, 2A min)
- Monthly inspection completed (annual maintenance; monthly check)

FIRE EXTINGUISHERS PROVIDED AT LEAST EVERY 3000 SQ. FEET OF COMBUSTIBLES (1 PER 3,000 SQ FT, 2A MIN)

MONTHLY INSPECTION COMPLETED (ANNUAL MAINTENANCE; MONTHLY CHECK)

OK

OK

MATERIAL HANDLING

- Forklift Operators are trained & certified (training + eval every 3 yr)
- Equipment is being operated w/proper clearances from workers & other equipment
- Seat belt worn (seatbelt where equipped)
- Proper lifting techniques used (best practice, no OSHA standard)

FORKLIFT OPERATORS ARE TRAINED & CERTIFIED (TRAINING + EVAL EVERY 3 YR)

EQUIPMENT IS BEING OPERATED W/PROPER CLEARANCES FROM WORKERS & OTHER EQUIPMENT

OK

OK

SEAT BELT WORN (SEATBELT WHERE EQUIPPED)

PROPER LIFTING TECHNIQUES USED (BEST PRACTICE, NO OSHA STANDARD)

OK

OK/Positive Note

PHOTO



Thank you for the opportunity to provide this audit report. If you have any questions, please contact me at the number or email below.

This report will automatically send to billing@integritysafety.com

AGENDA ITEM 8

Advisory Item 8(a)

- Southwest Regional Airport (SWRA)
(Introduced by Jennifer Brown)
2027 Draft SWRA Budget
(Craig Stommel, SWRA Manager)

ACTION/ADVISORY: Advisory



COMMISSION BRIEFING

SUBJECT Consider Approval of the 2027 Draft Southwest Washington Regional Airport (SWRA) Budget

MEETING DATE July 8, 2026

PRESENTED BY Jennifer Brown, Chief Administrative & Financial Officer

Presenter Approval JEB Date: 7/1/2026

REQUESTED ACTION ☐ Motion ☐ Resolution ☒ Advisory

Motion to adopt the 2027 draft budget for the Southwest Washington Regional Airport (SWRA) as presented.

REVIEWED BY ☒ Other: SWRA
Airport Operations
Board has approved
☐ Counsel ☐ Special Counsel

FINANCIAL IMPACTS Included in current budget? ☐ Yes, Amount ☐ None ☐ N/A
☒ This is an item for the 2027 Operating Budget

BACKGROUND

The Port of Longview, along with the City of Longview, the City of Kelso, and Cowlitz County, are parties to an Interlocal Agreement for the operating budget of the Southwest Washington Regional Airport (SWRA). Pursuant to the Interlocal Agreement, SWRA is required to submit to each of the four entities a draft operating budget for the following year on or before August 1st, and the Council or Commission of each entity must take action on the draft budget no later than October 1st. SWRA submitted the 2027 draft budget timely and prior to the August 1st date and the budget is now being brought before the Commission for consideration preceding the October 1st date.

Prior Presentation/ Discussion:
NA

List of Attachments:
SWRA Draft 2027 Budget
SWRA Draft 2027 Budget with Comparison

Southwest Washington Regional Airport			
2027 Airport Operating Budget			
	EXPENDITURES	2027 Proposed	NOTES
1	Office Supplies	2,000	
2	Professional Services (Salary and benefits)	153,000	
3	Professional Services (Finance/Accounting/Admin)	40,000	
4	Professional Services (Legal)	8,000	
5	Telephone, Postage, Copying, Internet (mgmt. office)	1,500	
6	Travel/Seminars/Training	1,000	
7	Membership Dues and Fees	500	
8	State Examiner's Charges	10,000	
9	Leasehold Taxes	10,000	
10	Diking Assessment	30,000	
11	Maintenance Permanent Employee Wages	30,000	Line item for Summer help if needed
12	Professional Services Maintenance (City of Kelso)	25,000	
13	Building Repairs (Hangar Roof and Door Repair, Painting)	25,000	
14	Repairs to Landing Field	50,000	Crack seal, Non FAA funded taxi/apron repairs, security fence repairs
15	Repairs to Electrical (Navigational; hangar, bldg)	12,000	
16	Repairs to mowing Equipment	2,000	
17	Vehicle Maintenance (oil, repairs, license tab)	2,000	
18	Advertising / Promotions (Signs, promo materials, etc.)	5,000	Marketing materials, Project bids, and assist FBO with marketing airport events.
19	Operating Supplies (Lights, paint, small hardware, herbicides)	4,000	
20	Safety Supplies - (Decoys, Signing, Windsocks, Fire ext.)	2,000	
21	FUEL (for airport vehicle & mowing)	3,000	
22	Small Tools and Equipment	1,000	
23	Insurances	35,000	
24	Electricity (Airport office, hangars, navigation equip)	8,500	
25	Garbage/Water/Stormwater Management	15,000	
26	Sanitation	8,000	
27	Miscellaneous (misc., annual BNSF easement cost)	2,000	
28	Large purchases:	10,000	Zero Turn mower for runway light mowing
29	Fuel Storage Tanks (Annual Bus. Lic. Renewal; Annual tightness compliance and annual CP Testing)	3,000	
30	Engineering Contract: Century West	50,000	Retainer for service contract
31	Sponsor (Airport) Local match - FAA Projects	150,000	2.5% Local GFM(RNWX) 5% for W TAXI
32	2026 FAA Runway/Lighting Rehab Construction	5,409,154	FAA AIP Grant (9/30/2026)
33	2027 FAA West Taxiway REHAB DESIGN	250,000	FAA AIP Grant (Apply Mar 2027)
34	WSDOT Loan Repayment (annual) on \$1.2million loan	73,388	20 year loan term (2042)
35	AIRPORT TOTAL EXPENDITURES	\$ 6,431,042	
36	FAA Funded Capital Project expenses in yellow cells		
37	Non FAA Funded Capital Project Expenses in Tan cells		

Southwest Washington Regional Airport			
2027 Airport Operating Budget			
	REVENUE	2027 Proposed	Notes
1	Beginning Fund Balance	292,816	
2	Leasehold Excise -- Leasehold excise from State	9,000.00	
3	ILA – Operating: City of Kelso	76,000.00	Per ILA
4	ILA – Fuel System: City of Kelso	15,000.00	Per ILA
5	ILA – Operating: Cowlitz County	76,000.00	Per ILA
6	ILA - Fuel System: Cowlitz County	15,000.00	Per ILA
7	ILA – Operating: City of Longview	76,000.00	Per ILA
8	ILA – Fuel System: City of Longview	15,000.00	Per ILA
9	ILA - Port of Longview	76,000.00	Per ILA
10	ILA – Fuel System: Port of Longview	15,000.00	Per ILA
11	Interest Income	15,000.00	Reflective of 2026 YTD
12	Interest Income Reserve	5,000.00	
13	Hangar Leases	179,320.00	ESTIMATED CPI increase of 3.5%
14	Land Leases (Life Flight, Prime, Hgr 59, Hgr 41-43, etc.)	37,200.00	ESTIMATED CPI increase of 3.5%
15	Rentals - Building 40 Apartment	15,952.00	
16	FBO Agreement	2,100.00	Rate increase 6/2027
17	2026 FAA Grant Runway/Lighting Rehab CONST	5,137,154.00	Grant expected to be awarded 9/2026
18	2027 FAA Grant West Taxiway REHAB DESIGN	225,000.00	Pending grant award (Apply Mar 2027)
19	2026 WSDOT Grant Runway/Lighting Rehab CONST	136,000.00	Grant awarded
20	2027 WSDOT Grant West Taxiway REHAB DESIGN	12,500.00	Pending grant award (Apply Mar 2027)
21			
22	TOTAL ANNUAL AIRPORT REVENUE	6,431,042.00	
23			
24			
25	Annual Revenue Less Capital Project Grants & Loans	920,388	
26	Direct Operating Revenue (without Entity Subsidies)	547,388	
	Federal Aviation Administration (FAA) Grant Funding		
	WSDOT Grant Funding		

Southwest Washington Regional Airport					
Draft 2027 Airport Operating Budget					
	EXPENDITURES	26 Approved	26 Actual YTD	27 Proposed	NOTES
1	Office Supplies	2,000	175	2,000	
2	Professional Services (Salary and benefits)	150,000	57,756	153,000	
3	Professional Services (Finance/Accounting/Admin)	40,000	20,000	40,000	
4	Professional Services (Legal)	10,000	0	8,000	
5	Telephone, Postage, Copying, Internet (mgmt. office)	3,500	1,118	1,500	
6	Travel/Seminars/Training	2,000	0	1,000	
7	Membership Dues and Fees	500	0	500	
8	State Examiner's Charges	10,000	0	10,000	
9	Leasehold Taxes	10,000	4,412	10,000	
10	Diking Assessment	30,000	28,395	30,000	
11	Maintenance Permanent Employee Wages	30,000	0	30,000	Line item for Summer help if needed
12	Professional Services Maintenance (City of Kelso)	25,000	0	25,000	
13	Building Repairs (Hangar Roof and Door Repair, Painting)	25,000	11,470	25,000	
14	Repairs to Landing Field	100,000	22	50,000	Crack seal, Non FAA funded taxi/apron repairs, security fence repairs
15	Repairs to Electrical (Navigational; hangar, bldg)	12,000	0	12,000	
16	Repairs to mowing Equipment	5,000	82	2,000	
17	Vehicle Maintenance (oil, repairs, license tab)	3,500	0	2,000	
18	Advertising / Promotions (Signs, promo materials, etc.)	5,000	91	5,000	Marketing materials, Project bids, and assist FBO with marketing airport events.
19	Operating Supplies (Lights, paint, small hardware, herbicides)	4,000	86	4,000	
20	Safety Supplies - (Decoys, Signing, Windsocks, Fire ext.)	2,000	0	2,000	
21	FUEL (for airport vehicle & mowing)	2,000	978	3,000	
22	Small Tools and Equipment	1,000	0	1,000	
23	Insurances	35,000	0	35,000	
24	Electricity (Airport office, hangars, navigation equip)	8,500	3,584	8,500	
25	Garbage/Water/Stormwater Management	15,000	3,627	15,000	
26	Sanitation	6,000	2,510	8,000	Increase in Outhouse cost
27	Miscellaneous (misc., annual BNSF easement cost)	2,000	0	2,000	Billed in July
28	Large purchases:	10,000	0	10,000	Zero Turn mower for runway light mowing
29	Fuel Storage Tanks (Annual Bus. Lic. Renewal; Annual tightness compliance and annual CP Testing	3,000	0	3,000	
30	Engineering Contract: Century West	50,000		50,000	Retainer for service contract
31	Sponsor (Airport) Local match - FAA Projects	180,000		150,000	2.5% Local GFM Runway, 5% for W Taxiway DESIG
32	2026 Runway/Lighting Rehab DESIGN	300,000	190,552	0	Complete in 2026
33	2026 FAA Runway/Lighting Rehab Construction	6,000,000	0	5,409,154	FAA AIP Grant for \$4,700,000 9/30/2026
34	2027 FAA NW Ramp/Apron Rehabilitation Project -DESIGN		0	250,000	Possible delay due to FAA regulation change
35	WSDOT Loan Repayment (annual) on \$1.2million loan	73,388	0	73,388	20 year loan term (2042)
36	AIRPORT TOTAL EXPENDITURES	\$ 7,155,388	\$ 324,858	\$ 6,431,042	
37	FAA Funded Capital Project expenses in yellow cells				
38	Non FAA Funded Capital Project Expenses in Tan cells				

Southwest Washington Regional Airport					
Draft 2027 Airport Operating Budget					
	REVENUE	2026	2026	2027	
	Account Description	PROPOSED	ACTUAL YTD	PROPOSED	NOTES
1	Beginning Fund Balance	137,843	137,843	292,816	
2	Leasehold Excise -- Leasehold excise from State	9,000	2,133	9,000	
3	ILA - Operating: City of Kelso	76,000	76,000	76,000	Per ILA
4	ILA - Fuel System: City of Kelso	15,000	15,000	15,000	Per ILA
5	ILA - Operating: Cowlitz County	76,000	76,000	76,000	Per ILA
6	ILA - Fuel System: Cowlitz County	15,000	15,000	15,000	Per ILA
7	ILA - Operating: City of Longview	76,000	76,000	76,000	Per ILA
8	ILA - Fuel System: City of Longview	15,000	15,000	15,000	Per ILA
9	ILA - Operating: Port of Longview	76,000	76,000	76,000	Per ILA
10	ILA - Fuel System: Port of Longview	15,000	15,000	15,000	Per ILA
11	Interest Income (Olympia)	28,000	5,967	15,000	Reflective of 2026 YTD
12	Interest Income Reserve (Cowlitz County)	5,000	0	5,000	
13	Hangar Leases	173,257	60,793	179,320	ESTIMATED CPI increase of 3.5%
14	Land Leases (Life Flight, Prime, Hgr 59, Hgr 41-43, etc.)	36,936	8,067	37,200	ESTIMATED CPI increase of 3.5%
15	Rentals - Building 40 Apartment	15,952	5,672	15,952	
16	FBO Agreement	1,400	456	2,100	Rate increase 6/2027
17	2025 FAA Grant Runway/Lighting Rehab DESIGN	520,000	1,010,000		
18	2026 FAA Grant Runway/Lighting Rehab CONST	5,700,000	0	5,137,154	Grant expected to be received 9/2026
19	2027 FAA Grant West Taxiway R EHAB DESIGN			225,000	Pending Grant Approval (Apply Mar 2027)
20	2025 WSDOT Grant Runway/Lighting Rehab DESIGN	14,000	13,680		
21	2026 WSDOT Grant Runway/Lighting Rehab CONST	150,000	0	136,000	Grant approved 6/2026
22	2027 WSDOT Grant West Taxiway REHAB DESIGN			12,500	Pending Grant approval (Apply Mar 2027)
23	Total Annual Airport Revenue	\$ 7,155,388	\$ 1,608,611	\$ 6,431,042	
24					
25	Direct Operating Revenue (without Entity Subsidies)	\$ 407,388	\$ 220,931	\$ 556,388	
26	ILA Contributions				
27	Federal Aviation Administration (FAA) Grant Funding				
28	WSDOT Grant Funding				
29	Local Grant Funding has been received				

AGENDA ITEM 8

Advisory Item 8(b)

- Consider Brown Strauss 5th Amendment of Lease
(Presented by Candance Paradis)

ACTION/ADVISORY: Advisory



COMMISSION BRIEFING

SUBJECT Brown Strauss 5th Amendment of Lease

MEETING DATE July 8, 2026

PRESENTED BY Candance Paradis, Real Estate Manager

Presenter Approval CC Date: 6/9/2026

REQUESTED ACTION ☐ Motion ☐ Resolution ☒ Advisory

I move the Port Commission authorize Chief Executive Officer Ken Anderton to execute the Fifth Amendment to the Lease Agreement with Brown Strauss, Inc., and any related documents necessary to implement the amendment as presented to the Commission.

REVIEWED BY ☒ Counsel ☐ Special Counsel ☐ Other

FINANCIAL IMPACTS Included in current budget? ☐ Yes, Amount ☐ None ☒ N/A

BACKGROUND

Brown Strauss and the Port have collaborated to amend the existing lease agreement. Under the original lease, Brown Strauss's current term was scheduled to expire in December 2026, at which time Brown Strauss would have had the option to exercise its final five-year extension. Instead, the parties have agreed to extend the current lease through November 30, 2028, while eliminating the final five-year extension option. This amendment provides Brown Strauss with the time needed to develop and relocate to its new facility while allowing the Port to advance the long-term development objectives identified in its Berth 4 Master Plan.

We want to thank Brown Strauss for being such a great partner to the Port and our community over the years, and we look forward to our shared collaboration over the next few years.

Prior Presentation/ Discussion:
N/A

List of Attachments:
Fifth amendment of lease

FIFTH AMENDMENT OF LEASE

THIS AGREEMENT made and entered into this ____ day of _____, 2026, by and between the PORT OF LONGVIEW, a municipal corporation organized and existing under the laws of the state of Washington (the "Landlord"), and BROWN STRAUSS, INC., a Delaware corporation (the "Tenant").

WITNESSETH:

In consideration of the mutual covenants herein contained, the parties agree as follows:

1. Landlord and Blue Tee Corp., a Delaware corporation doing business as Brown-Strauss Steel (the "Original Tenant") entered into and executed a Lease Agreement with a commencement date of January 1, 2002, an Amendment of Lease dated April 22, 2003, a second Amendment of Lease dated March 23, 2004, a third Amendment of Lease dated June 9, 2009, and a fourth Amendment of Lease dated October 27, 2021 (collectively, the "Lease Agreement") copies of which agreements are attached and incorporated herein by this reference.
2. Under the fourth Amendment of Lease, the term of the Lease was extended to 12:00 pm on December 31, 2026, and Tenant retained one additional option to extend the lease term for another five-year term until December 31, 2031.
3. Landlord and Tenant desire to enter into this fifth Amendment of the Lease Agreement to set a new termination date of the Lease subject to the particulars set forth below to accommodate a proposed project at Landlord's Berth 4.
4. Section 3.01, Lease Term is replaced in its entirety with the following:

The Term of the Lease will expire at 12:00 pm on November 30, 2028. Tenant has no options to renew the Lease. If the potential tenant for the current proposed project at Landlord's Berth 4 elects not to proceed with its project prior to 12:00 pm on November 30, 2028, Tenant shall have the option to lease the Leased Premises through December 31, 2031 (the "Option") on the same terms as the Lease Agreement, as herein amended. Tenant must exercise the Option within 21 calendar days after receiving notice from Landlord that the proposed tenant elected not to proceed with its project, and if not so exercised, Tenant forfeits its right to lease the Leased Premises after November 30, 2028.

5. In consideration for Tenant waiving its extension rights and agreeing to a new term, Landlord agrees not to execute a lease applicable to the Leased Premises to a steel distribution facility, as tenant, with an effective date of December 31, 2031, or earlier. Furthermore, Landlord agrees that any lease applicable to the Leased Premises will restrict the tenant from subleasing the Leased Premises to a steel distribution facility prior to December 31, 2031.
6. Section 3.02, Lease Term Extension, is stricken in its entirety.
7. Except as specifically set forth above, all other terms and conditions of the Lease Agreement remain unchanged and in full force and effect.
8. The Port of Longview Commission has approved this fifth Amendment at an open public meeting and authorized the Landlord's chief executive officer to execute this fifth Amendment.

9. This Amendment to the Lease Agreement may be executed in two (2) or more counterparts, each of which shall be an original, but all of which shall constitute but one (1) instrument.

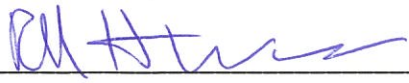
LANDLORD:

PORT OF LONGVIEW, a municipal corporation

By: _____
Ken Anderton, CEO of the Port
of Longview

TENANT:

BROWN STRAUSS, INC.

By:  _____
Russ Werner, CFO

Executed the ____ day of ____, 2026

Executed the 2nd day of June, 2026

STATE OF WASHINGTON)
) ss.
County of Cowlitz)

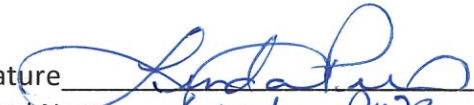
On this _____ day of _____, 2026, before me personally appeared Ken Anderton, to me known to be the Chief Executive Officer of the PORT OF LONGVIEW that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said municipal corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Signature _____
Printed Name _____
Notary Public for the State of Washington
My Appointment Expires _____

STATE OF COLORADO)
) ss.
County of Adams)

This record was acknowledged before me on 2nd day of June, 2026,
by Russ Werner, as the CFO of BROWN STRAUSS, INC., a Delaware corporation, on
behalf of the corporation.

Signature 
Printed Name Linda Pier
Notary Public for the State of Colorado
My Commission Expires December 15, 2029

Exhibits are attached

