



COMMISSION MEETING AGENDA

MEETING TYPE: ☒ Regular ☐ Special

MEETING DATE: March 25, 2026 MEETING TIME: 9:00 AM

ATTENDANCE: *In Person* *Television Broadcasting*
 Port of Longview [KLTV Kelso Longview](http://KLTVKelsoLongviewTelevision.com)
 10 International Way [Television](http://KLTVKelsoLongviewTelevision.com)
 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. January 2026 Financial Report
 - c. Investment Report
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. Consider Resolution No. 2026-01 Concerning Acquisition of Property Through Voluntary Purchase or by Eminent Domain *(Presented by Christian Clay)*
 - b. Master Plan Development Environmental Remediation Support Services Consultant *(Presented by Lisa Hendriksen)*
9. Action Items
Public comment is taken prior to each Commission vote on items in this section
 - a. Yard Lighting Project *(Presented by William Burton)*
10. Commissioner Reports
11. Recess to Executive Session
 - a. Potential Litigation, RCW 42.30.110(1)(i)
 - b. Consider the Selection of a Site or the Acquisition of Real Estate by Lease or Purchase when Public Knowledge Regarding such Consideration would cause a Likelihood of Increased Price
12. 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

03/05/2026

**Safety Audit Form****CUSTOMER**

Port of Longview

JOB NAME

IRCE Safety Consultant

JOB NUMBER

25-047-PSC

AUDIT DATE

03/05/2026

REPORT DATE

03/05/2026

PROJECT MANAGER

Karl Enyeart

INSPECTOR NAME

Derek Burr

INSPECTOR EMAILdburr@integritysafety.com**Unchecked boxes=Not applicable****GENERAL COMMENTS**

Arrived onsite first thing in morning. Labor crew finishing demo of the floating dock frames. Ballast rock still being brought in to extend the west end of project, and sand to be brought in to begin the surcharge.

ADDITIONAL PHOTOS (IF APPLICABLE)









GENERAL ADMINISTRATIVE

- Written Safety and Hazard Communication programs (APP and SDS binders)
- Required postings OSHA L & I, Emergency Numbers, Worker's Comp, Code of Safe Practices, ETC.
- Adequate toilets/ washing facilities
- Record of Safety Meetings and Safety Inspections
- Hot/Cold stress to workers with proper access to water (H2O)
- Adequate lighting in work and walkways

WRITTEN SAFETY AND HAZARD COMMUNICATION PROGRAMS (APP AND SDS BINDERS)

OK

REQUIRED POSTINGS OSHA L & I, EMERGENCY NUMBERS, WORKER'S COMP, CODE OF SAFE PRACTICES, ETC.

OK

ADEQUATE TOILETS/ WASHING FACILITIES

OK

RECORD OF SAFETY MEETINGS AND SAFETY INSPECTIONS

OK

HOT/COLD STRESS TO WORKERS WITH PROPER ACCESS TO WATER (H2O)

OK

ADEQUATE LIGHTING IN WORK AND WALKWAYS

OK

PERSONAL PROTECTIVE EQUIP / EMERGENCY

- Hard hats, vest, and safety glasses being used as needed or 100% of the time
- Hearing, face protection, along with respirators, being used when needed and workers medically cleared
- Employees aware of emergency procedures
- First Aid kit on site- stocked and accessible
- First aid personnel on site and identified
- Proper work shoes being worn

HARD HATS, VEST, AND SAFETY GLASSES BEING USED AS NEEDED OR 100% OF THE TIME

OK

HEARING, FACE PROTECTION, ALONG WITH RESPIRATORS, BEING USED WHEN NEEDED AND WORKERS MEDICALLY CLEARED

OK

EMPLOYEES AWARE OF EMERGENCY PROCEDURES

OK

FIRST AID KIT ON SITE- STOCKED AND ACCESSIBLE

OK

FIRST AID PERSONNEL ON SITE AND IDENTIFIED

OK

PROPER WORK SHOES BEING WORN

OK

EXCAVATIONS

- Seatbelts being worn while in equipment

SEATBELTS BEING WORN WHILE IN EQUIPMENT

OK

HOUSEKEEPING

- Work area, passageways, and stairs clear of scrap and debris. Removed regularly.
- Site clean with proper trash receptacles
- Material storage areas kept orderly and free of debris
- Protruding nails in lumber kept cleared from work areas, passageways, and stairs, in and around buildings

WORK AREA, PASSAGEWAYS, AND STAIRS CLEAR OF SCRAP AND DEBRIS. REMOVED REGULARLY.

OK

SITE CLEAN WITH PROPER TRASH RECEPTACLES

OK

MATERIAL STORAGE AREAS KEPT ORDERLY AND FREE OF DEBRIS

OK

PROTRUDING NAILS IN LUMBER KEPT CLEARED FROM WORK AREAS, PASSAGEWAYS, AND STAIRS, IN AND AROUND BUILDINGS

OK

FALL PROTECTION

- Guardrails 42+ 3 inches midrail and toe boards Deflection less than 3 in. and cable flagged every 6 ft.

GUARDRAILS 42+ 3 INCHES MIDRAIL AND TOE BOARDS DEFLECTION LESS THAN 3 IN. AND CABLE FLAGGED EVERY 6 FT.

OK

FIRE PROTECTION/PREVENTION

- Fire extinguishers provided at least every 3000 sq. feet of combustibles
- Monthly inspection completed

FIRE EXTINGUISHERS PROVIDED AT LEAST EVERY 3000 SQ. FEET OF COMBUSTIBLES

OK

MONTHLY INSPECTION COMPLETED

OK

HIGHWAY/WORK ZONES

- Warning signs properly spaced
- Channelization devices properly used and spaced
- Vehicle and pedestrian traffic properly controlled

WARNING SIGNS PROPERLY SPACED

OK

CHANNELIZATION DEVICES PROPERLY USED AND SPACED

OK

VEHICLE AND PEDESTRIAN TRAFFIC PROPERLY CONTROLLED

OK

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)

Review Resolution No. 2026-01 Concerning Acquisition of Property Through Voluntary Purchase or by Eminent Domain (*Presented by Christian Clay*)

ACTION/ADVISORY: Advisory



COMMISSION BRIEFING

SUBJECT Review of Resolution No. 2026-1 A Resolution of the Board of Commissioners of the Port of Longview, Washington Concerning the Acquisition through Voluntary Purchase or by Eminent Domain of Property in Furtherance of the Master Plan.

MEETING DATE March 25, 2026

PRESENTED BY Christian Clay, Director of Business Development
Presenter Approval CC Date: 3/19/2026

REQUESTED ACTION ☐ Motion ☒ Resolution ☒ Advisory

Motion to Adopt Resolution No. 2026-1 A resolution of the Board of Commissioners of the Port of Longview, Washington Concerning the Acquisition through Voluntary Purchase or by Eminent Domain of Property to Implement of the Master Plan.

REVIEWED BY ☒ Counsel ☐ Special Counsel

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

BACKGROUND

The Port of Longview has identified Berth 4 as a strategic redevelopment opportunity within its Master Plan and the Comprehensive Scheme of Harbor Improvements (CSHI) adopted December 8, 2021. Following the demolition of the former Berth 4 silos in February 2024, the site has been positioned for redevelopment to support a modern bulk cargo export facility.

The Port is continuing to position Berth 4 to advance its development of the Master Plan, which is expected to enhance the Port's cargo handling capabilities, support regional economic development, and generate long-term jobs and revenue for the community. The project includes development of new marine and rail infrastructure necessary to accommodate bulk commodity exports.

To support the implementation of the Master Plan, the Port must acquire certain property rights for rail access, utility connections, and operational support (the "Right-of-Way"). The required Right-of-Way traverses multiple parcels owned or leased by third parties. The Port has been actively engaged in discussions with affected property owners and tenants and intends to continue pursuing voluntary acquisitions based on fair market value, supported by independent appraisals.

Due the number of impacted properties, and the desire to keep the forward momentum in the implementation of the Master Plan, the Port must also preserve its ability to acquire the necessary property interests through eminent domain if voluntary negotiations are unsuccessful. This approach ensures that critical infrastructure can be delivered in a timely manner while continuing to prioritize good-faith negotiations with all affected parties.

Adoption of this resolution will establish the public use and necessity of the required Right-of-Way and authorize the Port's Chief Executive Officer, or designee, to continue negotiations and, if necessary, initiate condemnation proceedings consistent with Washington State law. The Port will provide just compensation and applicable relocation assistance to affected property owners and tenants in accordance with statutory requirements.

Prior Presentation/ Discussion:
None

List of Attachments:
Resolution No. 2026-01

RESOLUTION NO. 2026-01

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF LONGVIEW,
WASHINGTON, CONCERNING THE ACQUISITION THROUGH VOLUNTARY PURCHASE OR BY
EMINENT DOMAIN OF PROPERTY NECESSARY FOR IMPLEMENTATION OF THE PORT'S MASTER
PLAN**

WHEREAS, the Port of Longview (Port) adopted a Comprehensive Scheme of Harbor Improvements dated December 8, 2021 (CSHI); and

WHEREAS, in the CSHI, the Port referenced prior studies that identified Berth 4 as a prime location for redevelopment after the demolition of the Berth 4 silos that was completed in February 2024; and

WHEREAS, The CSHI further identified future rail infrastructure to support a bulk cargo facility at Berth 4; and

WHEREAS, the needed property rights for implementation of the Master Plan (Right-of-Way) crosses a number of properties owned or leased by third parties (Property), and while the Port prefers to acquire the Right-of-Way through active negotiations with the owners of the Property, the Port recognizes that time is of the essence, and that the Port may not always be able to acquire the Right-of-Way through negotiations; and

WHEREAS, in order to use the Right-of-Way determined to be necessary for the construction, operation, and permanent location a future bulk cargo facility, it is necessary for the Port to acquire by either negotiated purchase or to condemn the Right-of-Way for public purposes, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and/or tenants; and

WHEREAS, the Port has commissioned appraisals to determine the fair market value of the Right-of-Way, and will negotiate in good faith with the owners of the Property authorized to be acquired by negotiated purchase or eminent domain, with the intent of reaching agreements for the voluntary acquisition of the Right-of-Way for fair market value.

NOW, THEREFORE, IT IS HEREBY resolved as follows:

Section 1. Legal Description. The current owners and legal descriptions of the Property containing the Right-of-Way to be acquired by the Port is set forth in **Exhibit A.** The Port will obtain legal descriptions of the precise Right-of-Way prior to final acquisition of the Right-of-Way through voluntary purchase or by eminent domain.

Section 2. Berth 4 Project. A map of the Right-of-Way to be obtained is attached in **Exhibit B.**

Section 3. Public Use and Necessity. The Right-of-Way is necessary for the implementation of the Master Plan and its operation and maintenance of a future bulk cargo facility for economic support and development, and the Port further deems that acquisition of the Right-of-Way to be a public use for a public purpose.

Section 4. Voluntary Acquisition or Condemnation of Property. The Port Commission hereby declares that the Right-of-Way is necessary for a vital public purpose to sustain and improve economic vitality at the Port and authorizes the acquisition of the Right-of-Way through acquisition or condemnation, with just compensation in the amount of fair market value paid to the owners.

Section 5. Directions to Chief Executive Officer, his Designee or his Successor. The Chief Executive Officer, or his designee, is directed to continue to exhaust reasonable efforts through direct negotiations to acquire the Right-of-Way. In the event these negotiations are not successful, the Chief Executive Officer, or his designee, is authorized to commence actions and proceedings in a manner provided by law to acquire, condemn, take, damage, and appropriate the Right-of-Way necessary to carry out the provisions of this resolution. The Chief Executive Officer, or his designee, are also authorized to make amendments to the legal descriptions of the Property and Right-of-Way as may be necessary to correct scrivener's errors and/or to conform the legal description to the precise boundaries of the Right-of-Way .

Section 6. Effective Date. The effective date of this resolution is this ____ day of _____, 2026.

ADOPTED by the Board of Commissioners of the Port of Longview at an open public meeting, this ____ day of _____, 2026.

Allan Erickson, Commissioner
President

Evan Jones, Commissioner
Vice-President

Jeff Wilson, Commissioner
Secretary

EXHIBIT A**APN 616140101 (Mallard)**

Lot(s) 1 of Short Subdivision No. CC02-33, recorded in Book 13, Page 77, records of Cowlitz County, Washington, being a portion of the William Hutchinson D.L.C. in Sections 4, 5, 8 and 9, Township 7 North, Range 2 West of the Willamette Meridian, recorded December 31, 2002, recorded under Auditor's File No. 3170063, records of Cowlitz County, Washington.

APN 616140104 (North American Pipe)

A portion of the Jonathon Burbee Donation Land Claim, the William Hutchinson Donation Land Claim, and the Nathaniel Stone Donation Land Claim, lying in Sections 4, 8 and 9, Township 7 North, Range 2 East of the Willamette Meridian, Cowlitz County, Washington, described as follows:

Beginning at a brass cap at the intersection of Columbia Boulevard and International Way near the Northeast corner of Lot 1, Block 10, as shown on the Plat of "Columbia Industrial Park", as recorded in Volume 11 of Plats, page 106, Cowlitz County Auditor's Records (from which a brass cap at the intersection of Columbia Way and Fibre Way bears North 89°59'53" East, 630.00 feet); thence South 10° 31'32" West, 477.10 feet to a point on the East line of a 35-acre tract conveyed to Simpson Timber Company as recorded in Cowlitz County Auditor's File No. 3283731, said point being on the West boundary of the "80-foot Right-of-Way for International Way" conveyed from The Port of Longview to Cowlitz County as recorded under Cowlitz County Auditor's File No. 3099583, said point also being 40.00 feet right of Engineer's Station PT 21+22.92; thence South 27° 32'48" West, along the West Right-of-Way line of International Way, 1259.55 feet to the Southeast corner of the "Simpson Timber Company tract"; thence continuing South 27° 32'48" West, along the West Right-of-Way line of International Way, 40.00 feet to the True Point of Beginning of the tract to be described; thence, leaving said West Right-of-Way line North 62° 27'12" West, 1516.00 feet; thence South 27° 32'48" West, 1071.77 feet; thence South 84° 26'00" East, 52.13 feet; thence along the arc of a 613.80 foot radius curve to the right, through a central angle of 21° 20'00", for an arc distance of 228.54 feet; thence South 63° 06'00" East, parallel with and 28.00 feet North of the Northerly line of Parcel 2 (and its Easterly extension) of the "Port of Longview Tract" as described under Auditor's File No. 834080, for a distance of 1244.93 feet; thence North 27° 32'48" East, 90.10 feet to the Southerly terminus of the West Right-of-Way line of International way; thence, continuing North 27° 32'48" East, along said Right-of-Way line, 903.53 feet to the True Point of Beginning.

EXCEPT that portion conveyed to the Port of Longview recorded on June 17, 2021, under Auditor's File Number 3685546, records of Cowlitz County, Washington.

APN 616140105 (RR Trading)

A portion of the Jonathon Burbee Donation Land Claim, the William Hutchinson Donation Land Claim, and the Nathaniel Stone Donation Land Claim, lying in Sections 4, 8, and 9, Township 7 North, Range 2 West, Willamette Meridian, Cowlitz County, Washington, described as follows:

BEGINNING at a brass cap at the intersection of Columbia Boulevard and International Way near the Northeast corner of Lot 1, Block 10, as shown on the Plat of "Columbia Industrial Park", as recorded in Volume 11 of Plats, page 106, Cowlitz County Auditor's Records (from which a brass cap at the intersection of Columbia Way and Fibre Way bears North 89° 59' 53" East, 630.00 feet); thence South 10° 31' 32" West, 477.10 to a point on the East line of a 35-acre tract conveyed to Simpson Timber Company as recorded in Cowlitz County Auditor's File No. 3283731, said point being on the West boundary of the "80-foot Right-of-Way for International Way" conveyed from The Port of Longview to Cowlitz County as recorded under Cowlitz County Auditor's File No. 3099583, said point also being 40.00 feet right of Engineer's Station PT 21+22.92; thence South 27° 32' 48" West, along the West Right-of-Way line of International Way, 1259.55 feet to the Southeast corner of the "Simpson Timber Company tract"; thence continuing South 27° 32' 48" West, along the West Right-of-Way line of International Way, 40.00 feet; thence leaving said West Right-of-Way line, North 62° 27' 12" West, 1516.00 feet; to the TRUE POINT OF BEGINNING of the tract to be described; thence South 27° 32' 48" West, 1071.77 feet; thence North 84° 26' 00" West, 270.91 feet; thence along the arc of a 593.80 foot radius curve to the right, through a central angle of 21° 47' 00" , for an arc distance of 225.76 feet; thence North 62° 39' 00" West, 90.06 feet to the westerly line of Parcel 2 of the "Port of Longview tract" as described under Auditor's File No. 3073058; thence North 27° 35' 30" East, 171.55 feet to the Northwest corner of "parcel 2"; thence continuing North 27° 35' 30" East, along the Westerly line of the 119.78 acre tract awarded to the Port of Longview as described in the "Order Regarding Possession and Title (United States District Court, Western District of Washington at Tacoma, Case Number 96-2-00840-1 as filed June 25, 1996 in Cowlitz County Superior Court), 907.16 feet to an angle point therein; North 12° 10' 06" West, 78.00 feet to another angle point; thence North 32° 02' 00" East, 78.16; thence leaving the Westerly line of said "119.78 acre tract", South 62° 27' 12" East, 604.37 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion conveyed to Port of Longview by Statutory Warranty Deed recorded under Auditor's File No. 3685546.

APN 616140106 (NWM Properties)

A portion of the Jonathan Burbs Donation Land Claim, the William Hutchinson Donation Land Claim, and the Nathaniel Stone Donation Land Claim, lying in Sections 4 and 9, Township 7 North, Range 2 West, Willamette Meridian, Cowlitz County, Washington, described as follows:

Beginning at a brass cap at the intersection of Columbia Boulevard and international way near the Northeast corner of Lot 1, Block 10, as shown on the Plat of "COLUMBIA INDUSTRIAL PARK", as recorded in Volume 11 of Plats, Page 106, Cowlitz County Auditor's Records (from which a brass cap at the intersection of Columbia Way and Fibre Way bears North 89° 59' 53" East, 630.00 feet); thence South 10° 31' 32" West, 477.10 feet to a point on the West boundary of the "80-foot right-of-way for International Way" conveyed from the Port of Longview to Cowlitz County as recorded under Cowlitz County Auditors File No. 3099583, said point being 40.00 feet right of Engineer's Station PT 21+22.92; thence South 27°32' 48" West, along the West right-of-way line of International Way, 1259.55 feet; thence leaving said West right-of-way line, North 62° 27' 12" West 1206.00 feet to the true point of beginning of the 25 acre tract to be described; thence continuing North 62° 27' 12" West, 911.23 feet to the West boundary of the "119.78 acre tract" awarded to the Port of Longview as described in the "Order Regarding Possession and Title" (United States District Court, Western District of Washington at Tacoma, Case Number 96-2-00840-1) as filed June 25, 1996, in Cowlitz County Superior Court; thence North 32° 02' 00" East, along the West boundary of said "119.78 acre tract", 1251.26 feet to an angle point therein; thence North 74° 47' 23" East, continuing along said West boundary, 25.88 feet; thence, leaving said West boundary, South 62°27' 12" East, 794.34 feet; thence South 21° 32' 48" West, 1265.00 feet to the true point of beginning.

Situate in the County of Cowlitz, State of Washington.

APN 61630 (Wilson Oil)

Parcel A:

A tract of land in the William Hutchison Donation Land Claim: Commencing at the intersection of the center lines of Beech Street and Oregon Way as shown by the recorded plat of St. Helen's Addition to Longview No. 1 and running along the production of the center line of said Oregon Way South 32° 02' West 3533.06 feet; thence South 62° 27' East 241.41 feet to the true point of beginning, said point of beginning being a point on the fence line of The Long Bell Lumber Company's millsite, and located 84.65 feet North and 591.83 feet West of the corner common to Section 4, 5, 8 and 9, Township 7 North, Range 2 West of the Willamette Meridian, marked by Long-Bell monument No. 68; thence along said fence line North 32° 02' East 217.47 feet; thence South 23° 04' West 217.47 feet; thence North 62° 27' West 34 feet to the true point of beginning.

ALSO VACATED portion of Panel Way by ordinance 82-351.

EXCEPT any portion thereof for road purposes.

ALSO EXCEPT any portion conveyed to the Port of Longview, a municipal corporation of the County of Cowlitz, State of Washington recorded on March 13, 1986 under Auditor's File No. 860313029.

Parcel B:

A tract of land in the William Hutchison Donation Land Claim, described as follows: Commencing at the intersection of the center lines of Beech Street and Oregon Way as shown by the recoded plat of St. Helen's Addition to Longview No. 1, and running along the production of the center line of said Oregon Way South 32° 02' West 3533.06 feet; thence South 62° 27' East 241.41 feet to the true point of beginning, said point of beginning being a point on the fence line of the Long-Bell Lumber Company's millsite, and located 84.65 feet North and 591.83 feet West of the corner common to Sections 4, 5, 8 and 9, Township 7 North, Range 2 West of the Willamette Meridian marked by Long-Bell monument No. 68; thence South 62° 27' East 400 feet; thence South 27° 33' West 531.98 feet; thence North 62° 27' West 381.42 feet to a point on the fence line aforementioned; thence along said fence on a curve to the right having a radius of 782.58 feet and a back semi-tangent which bears North 9° 26' East thru a central angle of 22° 36'; thence North 32° 02' East 228.13 feet to the true point of beginning.

ALSO VACATED portion of Panel Way by ordinance 82-351.

EXCEPT any portion thereof for road purposes.

ALSO EXCEPT any portion conveyed to the Port of Longview, a municipal corporation of the County of Cowlitz, State of Washington recorded on March 13, 1986 under Auditor's File No. 860313029.

APN 6161401 and 10171 (Brown Strauss Leasehold)

May 23, 2001

**LEGAL DESCRIPTION
FOR
BROWN-STRAUSS LEASE**

15.0 ACRE LEASE AREA:

A portion of the William Hutchinson Donation Land Claim in Sections 8 and 9, Township 7 North, Range 2 West of the Willamette Meridian, Cowlitz County, Washington, described as follows:

BEGINNING at the most Easterly corner of the Standard Oil Company property as described in deed recorded in Volume 121, Page 235 (Auditor's File Number 49822);

thence South 62 degrees 27 minutes 00 seconds East, 643.05 feet;

thence South 27 degrees 37 minutes 52 seconds East, 13.70 feet;

thence along a curve to the right with a radius of 194.00 feet, through a central angle of 55 degrees 10 minutes 10 seconds for an arc length of 186.80 feet to a point which lies approximately 6 feet westerly of the traveled surface of the roadway known as North Tie Road;

thence along a line approximately parallel and 6 feet westerly of the traveled surface of said North Tie Road, South 27 degrees 32 minutes 18 seconds West, 728.45 feet;

thence North 62 degrees 27 minutes 00 seconds West, 734.73 feet;

thence North 27 degrees 21 minutes 41 seconds East, 895.51 feet to the POINT OF BEGINNING.

APN 616140103 (NUCOR/Skyline Steel Leasehold)

A portion of the Jonathon Burbee Donation Land Claim, the William Hutchinson Donation Land Claim, and the Nathaniel Stone Donation Land Claim, lying in Sections 4 and 9, Township 7 North, Range 2 West, Willamette Meridian, Cowlitz County, Washington, described as follows:

Beginning at a brass cap at the intersection of Columbia Boulevard and International way near the Northeast corner of Lot 1, Block 10, as shown on the Plat of "Columbia Industrial Park", as recorded in Volume 11 of Plats, Page 106, Cowlitz County Auditor's Records (from which a brass cap at the intersection of Columbia Way and Fibre Way bears North 89° 59'53" East, 630.00 feet); thence South 10° 31' 32" West, 477.10 to the true point of beginning of the 35 acre tract to be described at a point on the West boundary of the "80-foot Right-of-Way for International Way" conveyed from The Port of Longview to Cowlitz County as recorded under Cowlitz County Auditor's File No. 3099583, said point being 40.00 feet right of Engineer's Station PT 21+22.92; thence South 27° 32' 48" West, along the West Right-of-Way line of International Way, 1259.55 feet; thence, leaving said West Right-of-Way line, North 62° 27' 12" West, 1206.00 feet; thence North 27° 32' 48" East, 1265.00 feet; thence South 62° 27' 12" East, 1205.96 feet to the West Right-of-Way line of International Way; thence, following said Right-of-Way Southwesterly, along the arc of a 415.96 foot radius curve to the right, (the radial bearing of which is North 63° 12' 15" West), through a central angle of 00° 45' 03", for an arc distance of 5.45 feet to the true point of beginning.

AGENDA ITEM 8

Advisory Item 8(b)

Master Plan Development Environmental Remediation
Support Services Consultant
(Presented by Lisa Hendriksen)

ACTION/ADVISORY: Advisory



COMMISSION BRIEFING

SUBJECT Contract Award Consideration for Environmental Remediation Support Services

MEETING DATE March 25, 2026

PRESENTED BY Lisa Hendriksen, Director of Planning & Environmental

Presenter Approval LH Date: 3/19/2026

REQUESTED ACTION ☐ Motion ☐ Resolution ☒ Advisory

ADVISORY: Motion to authorize the Chief Executive Officer to execute a contract with Farallon in the amount not to exceed \$400,000.

REVIEWED BY ☒ Counsel ☐ Special Counsel ☐ Other

FINANCIAL IMPACTS Included in current budget? ☒ Yes, \$400,000 ☐ None ☐ N/A

BACKGROUND

The Port of Longview issued a request for qualifications (RFQ) on December 10, 2025, for Environmental Remediation Support Services to assist the Port in preparation of implementing the Master Plan Development Projects. Proposals were due on January 16, 2026, and the Port received six responses. The Staff review team scored the proposals and interviewed the top three consultant firms. Staff recommend Farallon based on scoring results and the interview.

Once the Commission has approved award of the contract, the Port will develop a refined scope of work to assist in facilitation of proposed projects. If the scope of work exceeds the Commission approved budget for 2026, Port staff will seek an increase to the proposed budget via a budget amendment.

Anticipated scope of work for 2026 may include: Remediation investigations; Phase I and II Assessments; remediation design and implementation support; agency coordination; potential liable party coordination; and grant support.

Prior Presentation/ Discussion: 2026 Budget N0. CP-18

List of Attachments:

None

AGENDA ITEM 9

Action Item 9(a)

- Yard Lighting Project (*Presented by William Burton*)

ACTION/ADVISORY: Action



COMMISSION BRIEFING

SUBJECT Yard Lighting Project

MEETING DATE March 11, 2026

PRESENTED BY William Burton, Director of Facilities & Engineering

Presenter Approval WB Date: 3/18/2026

REQUESTED ACTION ☒ Motion ☐ Resolution ☐ Advisory

Motion would be to increase the Capital Budget for the Yard Lighting project from \$410,000 to \$502,057.

REVIEWED BY ☐ Counsel ☐ Special Counsel

FINANCIAL IMPACTS Included in current budget? ☒ Yes ☒ No, ☐ N/A

BACKGROUND

The Yard Lighting project received final Finance Committee approval on July 22, 2024. Following approval, the project required additional redesign to accommodate the adjacent Berth 4 project and to have PUD bring in additional power and a second transformer to provide power not only for this lighting project, but also provide a redundant power supply to Berths 5 through 8 as well as to refeed the existing Yard Office. This added scope of work and additional work accounts for the increased cost of \$92,057 to complete the project. Staff brought this before the Commissioners on March 11, 2026 as Advisory and is now bringing it back with a motion to increase the Capital Budget for the Yard Lighting project from \$410,000 to \$502,057.

Prior Presentation/ Discussion:

2024 Operating Budget Item CP-07
Capital Budget Work Session on October 16, 2023
2024 Budget Approval on November 8, 2023
Regular Commission Meeting March 11, 2026, Advisory

List of Attachments:

Updated Engineer's Estimate

**ENGINEER'S ESTIMATE**

DATE COMPLETED: Feb 12 2026

BY: Karl Enyeart

PROJECT: Yard Lighting**PROJECT DESCRIPTION:** This project includes installation of two transformers, two 110' steel light poles, (14) 1500 watt LED fixtures and 1500 feet of electrical lines.**CONTRACT**

Item Description	Approx.	Units	Unit Price	Amount
PUD Connection Fee	1	Lump Sum	\$ 4,790.00	\$ 4,790.00
Permits	1	EA	\$ 400.00	\$ 400.00
CONTRACT SUBTOTAL -				\$ 5,190.00
CONTRACT COST ESTIMATE -				\$ 5,190.00

LABOR

Trade	Approx.	Amount
Carpenter	230	\$16,753.20
Laborer Foreman	230	\$14,285.30
Laborer	400	\$23,860.00
Operator	400	\$29,816.00
Electrician Foreman	300	\$32,094.00
Electrician	300	\$29,892.00
Painter	300	\$16,962.00
LABOR COST ESTIMATE-		\$163,812.00

EQUIPMENT RENTAL

Equipment Description	Approx.	Units	Unit Price	Amount
110' Man Lift	1	Weeks	\$ 2,762.30	\$ 2,762
EQUIPMENT SUBTOTAL -				\$ 2,762.30
7.7% WASHINGTON STATE SALES TAX -				\$ 212.70
EQUIPMENT COST ESTIMATE-				\$ 2,975.00

MATERIALS

Item Description	Approx.	Units	Unit Price	Amount
PUD Connection Fee	1	Each	\$ 62,437.00	\$ 62,437.00
PUD Vaults 7'x13'x8'	1	Each	\$ 10,794.29	\$ 10,794.29
Transformer Pad	4	Each	\$ 855.80	\$ 3,487.83
Electrical Conduit 4"x20' PVC Schedule 40	6000	LF	\$ 2.83	\$ 16,956.00
Electrical Conduit 3"x20' PVC Schedule 40	20	LF	\$ 2.05	\$ 40.99
Electrical Conduit 2"x20' PVC Schedule 40	1220	LF	\$ 1.07	\$ 1,927.80
Strut Galvanized 1-5/8" x 1-5/8" x 10'	40	LF	\$ 11.87	\$ 474.62
Conduit Galvanized Steel 3"x 10'	50	LF	\$ 18.85	\$ 942.29
Electrical Wire #10 Stranded Copper Brown	920	LF	\$ 1.34	\$ 1,001.17
Electrical Wire #10 Stranded Copper Orange	920	LF	\$ 1.34	\$ 1,001.17
Electrical Wire #4 Stranded Copper Brown	920	LF	\$ 0.71	\$ 650.73
Electrical Wire #4 Stranded Copper Orange	920	LF	\$ 0.71	\$ 650.73
Electrical Wire 4/0 Stranded Copper Brown	60	LF	\$ 5.76	\$ 351.48
PVC Cement 1 Gallon	5	EA	\$ 57.44	\$ 287.19
2500 lb. mule tape 1500 Feet Spool	6	EA	\$ 205.24	\$ 1,231.44
Galvanized Ground Rod 5/8"	2	EA	\$ 15.13	\$ 30.26
Ground Wire #6 Bare Solid Copper	12	LF	\$ 0.73	\$ 8.77

Ground Rod Clamp 5/8"	2	EA	\$ 1.78	\$ 3.56
120/240 volt panel	1	EA	\$ 2,000.00	\$ 2,000.00
KCDA -Lighting package - poles, lights, brackets	1	Each	\$ 171,351	\$ 171,351.00
Junction Box WSDOT Type 2	4	Each	\$ 1,146.18	\$ 4,584.70
Gravel 5/8 Crushed	673	Ton	\$ 22.00	\$ 14,812.27
Fittings, clamps, elbows, conduit	1	EA	\$ 2,830.63	\$ 5,389.59
EATON 127 TB Single Meter Socket 200 Amp or equal	1	EA	\$ 781.99	\$ 781.99
EATON 124 TB Single Meter Socket 200 Amp or equal	1	EA	\$ 645.40	\$ 645.40
480 VOLT 200 AMP 3 Phase HID-Rated 3R-Rated Main	1	EA	\$ 4,190.00	\$ 4,190.00
Bollards	30	EA	\$ 83.05	\$ 2,491.49
4000 psi Concrete	23	Yards	\$ 257.30	\$ 5,917.81
Rebar	1	LS	\$ 911.59	\$ 911.59

MATERIALS SUBTOTAL - \$ 315,353.16

7.7% WASHINGTON STATE SALES TAX - \$ 14,726.84

MATERIALS COST ESTIMATE- \$ 330,080.00

TOTALS

CONTRACT COST ESTIMATE- \$ 5,190.00

LABOR COST ESTIMATE- \$ 163,812.00

EQUIPMENT RENTAL COST ESTIMATE- \$ 2,975.00

MATERIAL COST ESTIMATE- \$ 330,080.00

CONTINGENCY \$ -

TOTAL ESTIMATED COST \$ 502,057.00