

A Regular Meeting of the Board of Commissioners of the Port of Longview was held in person on the above date.

ATTENDEES Evan Jones, Commissioner
 Jeff Wilson, Commissioner (Remote)
 Ken Anderton, Chief Executive Officer
 Jennifer Brown, Chief Administrative and Financial Officer
 Adam Fulton, Chief Operating Officer
 Christian Clay, Director of Business Development
 Lisa Hendriksen, Director of Planning and Environmental Services
 William Burton, Director of Facilities & Maintenance
 Jaime Thayer, Manager of Finance and Accounting
 Casey Paradis, Information Technology Manager
 Karl Enyeart, Project Engineer
 Larry Landgraver, Equipment & Fleet Manager
 Connie Karnoski, Manager of Marine Terminals
 Brandon Stampfer, Terminal Superintendent
 Candance Paradis, Real Estate Manager
 LeAnne Bremer, General Counsel
 Jacob Blair, Special Counsel (Remote)
 Mark Myers, Special Counsel (Remote)
 Hong Huynh, Special Counsel (Remote)
 Steve Hill, Berth 4 Remediation Advisor (Remote)
 Jill Page, Executive and Commission Coordinator
 KLTV Representatives (Remote)
 Darin Norton
 Brandon Siedl

CALL TO ORDER. The meeting was called to order at 9:00 AM by Commissioner Jones.

PLEDGE OF ALLEGIANCE. The Pledge of Allegiance was recited.

COMMISSIONER ATTENDANCE. Commissioners Jones was present with Commissioner Wilson attending remotely, constituting a quorum.

MEETING GUIDELINES. Commissioner Erickson reviewed the Meeting Guidelines.

CONSENT AGENDA. Upon a motion made by Commissioner Wilson, seconded by Commissioner Jones, and unanimously carried, the Commissioners approved the Consent Agenda as presented. The Agenda is attached to these minutes. There were no public comments.

GENERAL PUBLIC COMMENT PERIOD. Darin Norton provided public comment.

CEO AND STAFF REPORTS. (a) *Chief Executive Officer's Report.* Ken Anderton introduced Candance Paradis, who has filled the role of Real Estate Manager. He reported that he attended Port Days in Olympia Washington on February 5 and 6, 2026 and will be attending Washington Public Ports Association (WPPA) Mission to Washington DC in Washington DC on April 20 – 23, 2026. He also reported that over the next few months the Commission can look forward to receiving regular updates

regarding the redevelopment of Berth 4.. *(b) IRCE Project Safety Updates.* Karl Enyeart presented the IRCE Project Safety Update including drone footage showing the project progress. There was Commissioner discussion. William Burton answered Commissioner questions. No action was taken.

ADVISORY ITEMS. *(a) Contract Award Consideration for Planning and Environmental Support Services.* Lisa Hendriksen presented the Contract Award Consideration for Planning and Environmental Support Services, highlighting that Port staff issued a request for qualifications (RFQ) on December 3, 2025, for Planning and Environmental Support Services to assist the Port in preparation of implementing the Master Plan Development Projects. Proposals were received; the staff review team scored the proposals and interviewed the top two consultant firms. Staff recommends WSP based on scoring results and the virtual interview.

Upon a motion made by Commissioner Wilson, to move this item from Advisory to Action, seconded by Commissioner Jones and unanimously carried, the Commission moved this item from Advisory to Action. There were no public comments.

Upon motion made by Commissioner Wilson, seconded by Commissioner Jones, and unanimously carried, the Commission authorized the Chief Executive Officer to negotiate a contract with WSP in an amount not to exceed \$450,000. There were no public comments.

(b) Omega Morgan Lease. Christian Clay presented the Omega Morgan Lease highlighting that Omega Morgan has formally requested early termination of its lease, citing the geographic dispersion of its other active projects, which has resulted in increased operational burdens and additional out-of-route mileage for equipment repositioning. After careful review, staff have determined that approval of this request is in the best interest of the Port based on the strategic alignment of the Berth 4 project. Omega Morgan has fully satisfied all financial obligations to the Port, including reimbursement for all costs associated with tenant improvements. Given the long-standing and successful business relationship between Omega Morgan and Port, staff recommend approval of the early lease termination.

Upon a motion made by Commissioner Wilson, to move this item from Advisory to Action, seconded by Commissioner Jones and unanimously carried, the Commission moved this item from Advisory to Action. Darin Norton provided public comment.

Upon motion made by Commissioner Wilson, seconded by Commissioner Jones, and unanimously carried, the Commission authorized the Chief Executive Officer to execute the Second Amendment to International Way East Yard Lease (the "Second Amendment") and approving related notice provisions and the mutual release terms to effect an amicable termination of Omega Morgan's obligations under the International Way East Yard Lease.. There was Commissioner discussion. There were no public comments.

COMMISSIONER REPORTS. Commissioner Wilson reported that he will be attending the Washington Public Ports Association (WPPA) Mission to Washington DC in Washington DC on April 20 – 23, 2026.

Commissioner Jones reported that he will be attending the Southwest Washington Regional Transportation Planning Organization (SWRTPO) meeting on February 12, 2026 and the Southwest Washington Regional Airport Board (SWRA) meeting on behalf of Commissioner Erickson on February 19, 2026.has no upcoming travel.

RECESS TO EXECUTIVE SESSION. At 9:18 AM the Regular Meeting was recessed to Executive Session to discuss potential litigation under RCW 42.30.110(1)(i), to reconvene at 10:20 AM.

ADJOURN. There being no further business to come before the Commissioners, the meeting was adjourned at 10:20 AM.

These Minutes constitute the official record of the Regular Meeting held on February 11, 2026. Regular Meetings are broadcast/recorded by KLTV on government channel 29 and may be viewed at www.KLTV.org.

PORT OF LONGVIEW BOARD OF COMMISSIONERS

By: 
Allan Erickson, President
Commissioner, District 3

By: 
Evan Jones, Vice President
Commissioner, District 2

By: 
Jeff Wilson, Secretary
Commissioner, District 1