

- DRAFT -

MINUTES REGULAR COMMISSION MEETING THE PORT OF PORTLAND August 9, 2017

Following due notice to the public, the regular meeting of the Board of Commissioners of the Port of Portland was held at 9:30 a.m. in the Chinook conference room of the Port's administrative offices located at 7200 NE Airport Way.

An audio recording was made of these proceedings. The recording, and the full Commission agenda, is available on the Port's website: www.portofportland.com. The following written minutes constitute a summary of the proceedings.

QUORUM

Commissioners present were Jim Carter, President, presiding; Mike Alexander; Tom Chamberlain; Alice Cuprill-Comas; Bob Levy; Pat McDonald; Linda Pearce; Tom Tsuruta and Gary Young. Also present were Curtis Robinhold, Executive Director, participating staff members and members of the public.

Commissioner Carter noted a correction made to agenda item No. 6; in the first paragraph, the amended contract amount for Hennebery Eddy Architects is \$7,400,000, not \$6,000,000.

MINUTES

Commissioner Carter called for a motion to approve the minutes of the Commission Meeting of July 12, 2017. Commissioner Pearce moved to approve the minutes. Commissioner Chamberlain seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, Levy, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

EXECUTIVE DIRECTOR'S REPORT

Curtis Robinhold addressed the Commission and audience; his comments covered the following general topics:

- Acknowledged the Port's monthly safety champions and asked Stan Watters for this month's safety message;
- The Daily Journal of Commerce reader rankings survey recognized the Port as the Best Public Project Owner for 2017;
- PDX was expecting record-breaking travel this summer, and August is projected to be the busiest month in our history due to the solar eclipse bringing more than a million visitors to the state;
- Alaska Airlines announced new nonstop service to Albuquerque and Detroit beginning in August, and PenAir has initiated Chapter 11 reorganization, announcing the termination of the Portland area regional routes;
- The Port is updating the Hillsboro Airport Master Plan and seeking community input on how the airport and surrounding property will continue serving the region's needs for the next 20 years; and

- The Terminal 6 Industry Leaders' Committee held their second meeting on August 3; thank you to Commissioner Pearce for her leadership.

Commissioner Chamberlain moved to approve the Executive Director's Report. Commissioner Young seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, Levy, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

PUBLIC COMMENT

Van Touch, a concessions employee at PDX, addressed the Commission regarding his concern about losing his job as a result of the terminal concessions redevelopment.

CONSENT AGENDA

No presentation was made for the following agenda items, which were brought before the Commission as the Consent Agenda.

Agenda Item No. 1

JANITORIAL SERVICES CONTRACT – VARIOUS PORT OF PORTLAND FACILITIES

BE IT RESOLVED, That approval is given to amend the janitorial services contract with Relay Resources, Inc., for services at Portland International Airport, related Port of Portland facilities and the Port of Portland Headquarters building, consistent with the terms presented to the Port of Portland Commission; and

BE IT FURTHER RESOLVED, That the Executive Director or his designee is authorized to execute the necessary documents on behalf of the Port of Portland Commission in a form approved by counsel.

Agenda Item No. 2

UTILITY SERVICE AGREEMENT – PARKING ADDITIONS AND CONSOLIDATED RENTAL CAR FACILITY – PORTLAND INTERNATIONAL AIRPORT

BE IT RESOLVED, That approval is given to award a Customer Requested Work Agreement to Pacific Power for utility relocation work for the Parking Additions and Consolidated Rental Car facility at Portland International Airport, consistent with the terms presented to the Commission; and

BE IT FURTHER RESOLVED, That the Executive Director or his designee is authorized to execute the necessary documents on behalf of the Port of Portland Commission in a form approved by counsel.

Agenda Item No. 3

PERSONAL SERVICES CONTRACT – CONCOURSES C, D AND E PASSENGER BOARDING BRIDGE REPLACEMENT – PORTLAND INTERNATIONAL AIRPORT

BE IT RESOLVED, That approval is given to award a personal services contract to HNTB Corporation for the design and construction administration services of the

Concourse C, D and E Passenger Boarding Bridge Replacement project at Portland International Airport, consistent with the terms presented to the Commission; and

BE IT FURTHER RESOLVED, That the Executive Director or his designee is authorized to execute the necessary documents on behalf of the Port of Portland Commission in a form approved by counsel.

Following the reading of the titles of the Consent Agenda by Commissioner Carter, Commissioner Cuprill-Comas moved that the Executive Director's recommendations be approved. Commissioner Chamberlain seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, Levy, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

ACTION ITEMS

Agenda Item No. 4

GROUND LEASE – RIVERGATE V ASSOCIATES, LLC – RIVERGATE INDUSTRIAL DISTRICT

This agenda item requested approval of a Ground Lease (Lease) of two properties covering approximately 58.97 acres of land, located on North Lombard Street in Rivergate Industrial District, to Rivergate V Associates, LLC. The Lease premises include approximately 51.44 acres of land commonly known as the "Lombard Site" and approximately 7.53 acres of land commonly known as the "Bowtie Site."

Joe Mollusky presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to enter into a Ground Lease for approximately 58.97 acres of property, located in the Rivergate Industrial District, to Rivergate V Associates, LLC, consistent with the terms presented to the Commission; and

BE IT FURTHER RESOLVED, That the Executive Director or his designee is authorized to execute the necessary documents on behalf of the Port of Portland Commission in a form approved by counsel.

Commissioner Carter called for a motion to approve the recommendations. Commissioner Alexander moved that the recommendations be approved. Commissioner Levy seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, Levy, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

Agenda Item No. 5

CONCESSIONS LEASE AWARDS – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to enter into three new concession leases with the following successful proposers from the 2017 Concession Solicitation for Food and Beverage and Retail Opportunities at Portland International Airport:

Deschutes Brewery + Kitchen	(SSP America, Inc.)
Hopworks Urban Brewery	(SSP America, Inc.)
Johnston & Murphy	(Genesco dba Johnston & Murphy)

Shane Andreasen presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to enter into three new concession leases with the successful proposers from the 2017 Concession Solicitation for Food and Beverage and Retail Opportunities at Portland International Airport, consistent with the terms presented to the Commission; and

BE IT FURTHER RESOLVED, That the Executive Director or his designee is authorized to execute the necessary documents on behalf of the Port of Portland Commission in a form approved by counsel.

The Commission had numerous questions regarding DBE participation, worker retention and the labor pool, which Shane Andreasen, Vince Granato and Chris Czarnecki responded to.

Katherine Lam of Bambuza thanked Port staff for the opportunity to respond to the RFP and the for their outreach efforts. Commissioner Carter and Tsuruta asked questions of Ms. Lam, and she responded.

Stefan Moritz from UniteHere Local 8 said he believes the Port's workplace initiative is empty rhetoric and feels that good jobs are in jeopardy. He discussed retention rates and the worker retention program, and the need to bring the Port's policies in line with other airports. He also discussed the need for a worker retention policy. Commissioners Chamberlain and Carter asked questions of Mr. Moritz, and he responded.

Pat Murray, SSP Executive Vice President, and Scott Welding, SSP Vice President of Development, addressed the Commission about how pleased they are for the opportunity to be doing business at PDX. Mr. Murray also noted that the Port's labor pool process is far more sophisticated than those at other airports. The Commission asked numerous questions of Mr. Murray, and he responded.

Mike Rowan, of Deschutes Brewery; Erik Steen, Marketing Manager for Hopworks Urban Brewery; and Danny Ewoldsen, Executive Vice President for Genesco, also conveyed their excitement for the opportunity to do business at PDX.

Commissioner Carter thanked everyone for their comments. He called for a motion to approve the recommendations. Commissioner Tsuruta moved that the recommendations be approved. Commissioner Pearce seconded the motion, which was put to a voice vote. Commissioners Carter, Cuprill-Comas, Levy, McDonald, Pearce, Tsuruta and Young voted in favor of the motion. Commissioners Alexander and Chamberlain voted against the motion.

Commissioner Chamberlain said the staff did a great job, but there is a fundamental problem with the process; he said when you have street pricing, it is coming on the back of the worker. Commissioner Carter said there should be further discussion about street pricing. Commissioner Alexander said agreement is reached based on the starting points, and the Port missed an opportunity to start from a place that was more equitable.

Commissioner Carter said this process has created an opportunity to revisit the overall approach the airport takes, considering the employees of the concessionaires, the traveling public, the owners of small and large businesses, and then decide where we want to place ourselves. He said it is not about these three leases, but looking forward to the future and what we want to do philosophically with that mix. He said this requires many stakeholder groups to decide what this looks like so that everyone has skin in the game.

Agenda Item No. 6

PUBLIC IMPROVEMENT AND PERSONAL SERVICES CONTRACT AMENDMENTS – TERMINAL BALANCING CONCOURSE E EXTENSION – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval of amendments to two contracts related to the Terminal Balancing Concourse E Extension Project at Portland International Airport: (1) an amendment to the previously approved personal services contract with Hennebery Eddy Architects for construction administration services for the construction portion of the design contract in the amount of \$7,400,000; and (2) an amendment to the previously approved public improvement contract with Skanska Building USA in the amount of \$151,280,000 for construction of the improvements for the Project and additional improvements in the Project area.

Dan Gilkison presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to further amend a previously awarded Public Improvement Contract to Skanska Building USA, and to amend a previously awarded Personal Services Contract to Hennebery Eddy Architects for the Construction Administration Services portion of the Terminal Balancing Concourse E Extension project at Portland International Airport, consistent with the terms presented to the Commission; and

BE IT FURTHER RESOLVED, That the Executive Director or his designee is authorized to execute the necessary documents on behalf of the Port of Portland Commission in a form approved by counsel.

Commissioner Carter called for a motion to approve the recommendations. Commissioner Levy moved that the recommendations be approved. Commissioner Cuprill-Comas seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, Levy, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

Agenda Item No. 7

PERSONAL SERVICES CONTRACT – SIGNAGE MASTER PLAN AND DESIGN GUIDELINES – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to award a service contract to HOK Architects, Inc., for consulting services related to the Portland International Airport Signage Master Plan and Design Guidelines project for a contract value of \$754,762.

Irene Ng presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to enter into a personal services contract for consulting services related to the Portland International Airport Signage Master Plan and Design Guidelines project to HOK Architects, Inc., consistent with the terms presented to the Commission; and

BE IT FURTHER RESOLVED, That the Executive Director or his designee is authorized to execute the necessary documents on behalf of the Port of Portland Commission in a form approved by counsel.

Commissioner Carter called for a motion to approve the recommendations. Commissioner Young moved that the recommendations be approved. Commissioner Alexander seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, Levy, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

Agenda Item No. 8

PERSONAL SERVICES CONTRACTS FOR ON-CALL ARCHITECTURAL SERVICES

This agenda item requested approval to award three personal services contracts to provide on-call architectural services on an as-needed basis. The term of each contract is three years. The following firms were selected through a competitive Request for Proposal process:

Carleton Hart Architecture
DBC Architecture
MWA Architects

Allan Dakessian presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to award personal services contracts for on-call architectural services with the following firms: Carleton Hart Architecture, DBC Architecture and MWA Architects, consistent with the terms presented to the Commission; and

BE IT FURTHER RESOLVED, That the Executive Director or his designee is authorized to execute the necessary documents on behalf of the Port of Portland Commission in a form approved by counsel.

Commissioner Carter called for a motion to approve the recommendations. Commissioner Levy moved that the recommendations be approved. Commissioner Alexander seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, Levy, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

The meeting adjourned at 11:46 a.m.

President

Assistant Secretary

Date Signed