

- DRAFT -

MINUTES REGULAR COMMISSION MEETING THE PORT OF PORTLAND December 13, 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; Pat McDonald; Linda Pearce; Tom Tsuruta and Gary Young. Also present were Curtis Robinhold, Executive Director, participating staff members and members of the public.

LEAVE OF ABSENCE

Commissioner Carter called for a motion to grant a leave of absence to Commissioner Levy, who was out of town. Commissioner Chamberlain moved to grant the leave of absence. Commissioner Pearce seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

MINUTES

Commissioner Carter called for a motion to approve the minutes of the Commission Meeting of November 8, 2017. Commissioner Chamberlain moved to approve the minutes. Commissioner Pearce seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, 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 Port received approval from the airlines for the Terminal Core project, the single largest construction project ever undertaken at Portland International Airport;
- The Port celebrated the new Aeromexico nonstop service from PDX to Mexico City;
- The Port, in partnership with Centro Cultural de Washington County, hosted Tamale Night as part of an event designed to seek input from the Spanish-speaking public about the Hillsboro Master Plan process;

- Mr. Robinhold testified at the Portland City Council to lend the Port's support to the city's resolution on congestion pricing; and
- The PDX public service announcement now features Damian Lillard of the Portland Trail Blazers, welcoming visitors to "Rip City."

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

PUBLIC COMMENT

Ranfis Villatoro, Cassie Cohen and Donovan Smith, representing the Portland Harbor Community Coalition, addressed the Commission regarding the Portland Harbor Superfund site and the need for "high road standards" as we move forward with the cleanup.

Stephanie Taylor, field organizer for the Audubon Society of Portland, addressed the Commission regarding the Portland Harbor Superfund site and said it is important for the Port to be as transparent and inclusive as possible as we move forward with negotiations with the Environmental Protection Agency.

Mr. Carter said for the cleanup and process to be successful, engagement is important. He said good ideas come from continuous engagement and thoughtful people. Commissioner Chamberlain said everything the Port does should be high road and we should take a strategic look at how we can implement those types of standards in our projects.

ACTION ITEMS

Agenda Item No. 1

PROPERTY SALE – 7.64 ACRES TO ELEMENT SIX TECHNOLOGIES (OREGON) CORP. – GRESHAM VISTA BUSINESS PARK

This agenda item requested approval to sell 7.64 acres of property (Property) located on Stark Street in Gresham, designated as Lot 7 in the Gresham Vista Business Park, to Element Six Technologies (Oregon) Corp., a wholly owned U.S. subsidiary of Element Six Holdings Ltd. based in the United Kingdom. The total purchase price for the Property is \$2,329,586.

Doug Smith presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to sell approximately 7.64 acres of property designated as Lot 7 in the Gresham Vista Business Park to Element Six Technologies (Oregon) Corp., consistent with the terms presented to the Commission; and

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

Commissioner Alexander asked about the acquisition cost for the site and Mr. Leavitt and Mr. Robinhold responded. Commissioner Cuprill-Comas asked how the price compares to other lots sold and Mr. Smith responded.

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

Commissioner McDonald said her sister-in-law works at ZGF, so she has an interest in Agenda Item No. 2; she declared an actual conflict and said she would not participate in the discussion or vote.

Agenda Item No. 2

PERSONAL SERVICES CONTRACT AMENDMENT AND EXEMPTION FROM COMPETITIVE BIDDING FOR PUBLIC IMPROVEMENT CONTRACT – TERMINAL CORE REDEVELOPMENT PROJECT – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested authority to amend the existing personal services contract with ZGF Architects LLP for the Terminal Core Redevelopment (TCORE) project at Portland International Airport, in the amount of \$33,782,595, to provide for schematic and initial detailed design development services.

This agenda item also requested approval of an exemption from competitive bidding, enabling the Port of Portland to use a competitive request for proposals process to procure the public improvement contract for construction of the TCORE project.

George Seaman presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to amend the existing personal services contract with ZGF Architects LLP to provide for schematic design development services for the Terminal Core Redevelopment project at Portland International Airport, consistent with the terms presented to the Commission; and

BE IT FURTHER RESOLVED, That the Port of Portland Commission, in its capacity as the Port of Portland Contract Review Board, approves the findings set forth in the attached Exhibit A "Findings in Support of an Exemption from Competitive Bidding – Portland International Airport (PDX) Terminal Core Redevelopment," dated October 2, 2017; and

BE IT FURTHER RESOLVED, That the Port of Portland Commission, in its capacity as the Port of Portland Contract Review Board, specifically exempts from competitive bidding the public improvement contract for the Terminal Core Redevelopment Project, 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.

Commissioners Carter and Alexander commented on the importance in these contracts of how our work is done to engage the community and the impacted community, and they see this as a great opportunity to take advantage of all aspects of that opportunity.

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

Commissioner Carter recessed the Port of Portland Board of Commissioners and called to order the Port of Portland Contract Review Board.

Commissioner Carter called for a motion and second for approval of the findings in support of the exemption and approval to exempt from competitive bidding the Public Improvement Contract for the Terminal Core Redevelopment Project. Commissioner Cuprill-Comas moved to approve the findings and exemption. Commissioner Chamberlain seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, Pearce, Tsuruta and Young voted in favor of the motion.

Commissioner Carter recessed the Port of Portland Contract Review Board and called back to order the Port of Portland Board of Commissioners.

Commissioner Young, as Business Manager and Financial Secretary for the International Brotherhood of Electrical Workers (IBEW) Local 48, said he has an interest in Agenda Item No. 3; he declared an actual conflict and said he would not participate in the discussion or vote.

Agenda Item No. 3

COLLECTIVE BARGAINING AGREEMENT – AVIATION MAINTENANCE

This agenda item requested tentative approval of a five-year collective bargaining agreement between the Port of Portland and the District Council of Trade Unions, comprised of the Laborers International Union of North America Local 483 and IBEW Local 48. The Unions represent approximately 90 employees who perform maintenance work at the Portland International, Hillsboro and Troutdale Airports. The tentative approval is subject to ratification of the agreement by the represented employees, with the results of a vote expected within the next few days. If not ratified by the employees, the tentative approval is null and void.

Blaise Lamphier presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That tentative approval is given to enter into a collective bargaining agreement with the District Council of Trade Unions for a five-year agreement beginning July 1, 2017, setting forth wages, fringe benefits and working conditions, consistent with the terms presented to the Commission; and

BE IT FURTHER RESOLVED, That, after ratification by the employees, 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 Cuprill-Comas said the high cost of health benefits is a national issue and asked that staff continue to look for ways to decrease the cost, both to the Port and the employees.

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

The meeting adjourned at 10:38 a.m.

President

Assistant Secretary

Date Signed