

**MINUTES
REGULAR COMMISSION MEETING
THE PORT OF PORTLAND
July 14, 2010**

In response to due notice, the regular meeting of the 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.

QUORUM

Commissioners present were Judi Johansen, President, presiding; Jim Carter; Bruce Holte; Mary Olson and Paul Rosenbaum (via telephone). Also present were Bill Wyatt, Executive Director; participating staff members; and members of the public.

LEAVE OF ABSENCE

Commissioner Johansen called for a motion to grant a leave of absence to Commissioners Allen, Bragdon, Corey and Daggett, as they were out of town. Commissioner Olson moved to grant the leave of absence. Commissioner Holte seconded the motion, which was put to a voice vote. Commissioners Carter, Holte, Johansen, Olson and Rosenbaum voted in favor of the motion.

MINUTES

Commissioner Johansen called for a motion to approve the minutes of the Regular Commission Meeting of May 12, 2010, the Regular Commission Meeting of June 9, 2010 and the Special Commission Meeting of June 25, 2010. Commissioner Holte moved to approve the minutes. Commissioner Olson seconded the motion, which was put to a voice vote. Commissioners Carter, Holte, Johansen, Olson and Rosenbaum voted in favor of the motion.

ACTION ITEMS

Agenda Item No. 1

CONTRACT – DREDGE OREGON REPOWER PROJECT DESIGN CONSULTANT SERVICES

This agenda item requested approval to enter into a design services contract with The Glosten Associates for the Dredge *OREGON* repower project.

Walt Haynes presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to enter into a contract with The Glosten Associates for the design of the Dredge *OREGON* repower project; 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.

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Commissioner Olson moved that the Executive Director's recommendations be approved. Commissioner Carter seconded the motion, which was put to a voice vote. Commissioners Carter, Holte, Johansen, Olson and Rosenbaum voted in favor of the motion.

Agenda Item No. 2

GROUND LEASE – NORTHWEST AERO, INC. – TROUTDALE AIRPORT

This agenda item requested approval to enter into a new ground lease with Northwest Aero, Inc., for aircraft storage hangars at Troutdale Airport.

Willie Wilcoxon presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to enter into the new ground lease with Northwest Aero, Inc., for aircraft storage hangars at Troutdale Airport, on the terms and conditions described herein; 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 Olson moved that the Executive Director's recommendations be approved. Commissioner Holte seconded the motion, which was put to a voice vote. Commissioners Carter, Holte, Johansen, Olson and Rosenbaum voted in favor of the motion.

EXECUTIVE DIRECTOR'S REPORT

Bill Wyatt noted that the Port celebrated the first call of Westwood Shipping Lines, a Washington-based carrier making several Japan calls. He said this will be a monthly service at this time; however, Westwood desires to increase the frequency when the business case warrants.

Mr. Wyatt said Forbes Magazine has listed the new Port Headquarters as one of 10 most advanced green technology buildings in the world. The notable buildings are examples of green technologies based on ingenious design and creative use of new materials to save energy and other natural resources. Mr. Wyatt said we have had a tremendous amount of activity related to tours and people who are interested in seeing various aspects of the building.

Mr. Wyatt said passenger activity is up, but barely at .7 percent. He said it is significant to note the seat capacity in our market has increased for the first time since 2008, which is a very positive sign. Mr. Wyatt said we have discerned that business travel is back and leisure travel is not. Mr. Wyatt said for the most part we are stable and headed in the right direction. Mr. Wyatt said all major passenger and cargo carriers have signed, or are in the process of signing, the new airline agreement.

Mr. Wyatt said both of our trans-continental flights are doing very well. He said Delta Amsterdam is doing exceptionally well and Delta Tokyo is essentially full; he said it is very difficult to book a seat on the flight.

Mr. Wyatt said that the parking in P2 is performing above expectations with the average occupancy at 80 percent during the mid-week peak. He said overall, we are seeing modest revenue improvement over 2009.

Mr. Wyatt said that we are in the process of concluding a lease with the Transportation and Security Administration to occupy the Port's former office space in the terminal. He said their goal is to move in October 1 so staff would bring the lease to Commission for action in August.

Mr. Wyatt said that all of the major capital construction projects are in strong positions. The BSI project is doing well and the south matrix will go live on October 1. Mr. Wyatt said the airlines are forming their consortium to operate the baggage screening.

Mr. Wyatt said given that Congress has not approved the Federal Aviation Administration Reauthorization Bill, we may not receive grant funding for the HIO third runway and associated taxiway this year, but when it is available, we will be ready.

Mr. Wyatt said the Airport Futures main and most difficult body of work is complete. However, we are now responding to the unintended consequences of the process, as many of the property owners around the airport have been notified that they are subject to an environmental overlay zone. He said this has created a stir that the City and property owners are working to digest. Mr. Wyatt said we are in discussions with the FAA about the value of the offsite mitigation that is a central feature of the plan. Mr. Wyatt expressed his gratitude to Commissioner Olson for her remarkable diligence in attending years of public advisory group meetings, because the issues tackled in those meetings are very important to the people who live near the airport.

Mr. Wyatt noted the Port's furlough program has ended and he said is grateful to the employees for their sacrifices during two tough years.

Commissioner Johansen called for a motion to approve the Executive Director's Report. Commissioner Olson moved to approve the Executive Director's Report. Commissioner Holte seconded the motion, which was put to a voice vote. Commissioners Carter, Holte, Olson, Johansen and Rosenbaum voted in favor of the motion.

The meeting adjourned at 10:16 a.m.

President

Assistant Secretary

Date Signed

A complete audio recording of these proceedings and the full Commission agenda is available by contacting the Port of Portland administrative offices, 7200 N.E. Airport Way, Portland, Oregon 97218.

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