

**MINUTES
REGULAR COMMISSION MEETING
THE PORT OF PORTLAND
July 8, 2015**

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 by contacting the Port of Portland administrative offices, 7200 N.E. Airport Way, Portland, Oregon 97218. The following written minutes constitute a summary of the proceedings.

QUORUM

Commissioners present were Jim Carter, President, presiding; Peter Bragdon; Tom Chamberlain; Diana Daggett; Bob Levy; Linda Pearce; Paul Rosenbaum and Tom Tsuruta. Also present were Bill Wyatt, 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 Holte who was out of town. Commissioner Rosenbaum moved to grant the leave of absence. Commissioner Daggett seconded the motion, which was put to a voice vote. Commissioners Bragdon, Carter, Chamberlain, Daggett, Levy, Pearce, Rosenbaum and Tsuruta voted in favor of the motion.

MINUTES

Commissioner Carter called for a motion to approve the minutes of the Regular Commission Meeting of June 10, 2015 and the Special Commission Meeting of June 25, 2015. Commissioner Daggett moved to approve the minutes. Commissioner Bragdon seconded the motion, which was put to a voice vote. Commissioners Bragdon, Carter, Chamberlain, Daggett, Levy, Pearce, Rosenbaum and Tsuruta voted in favor of the motion.

EXECUTIVE DIRECTOR'S REPORT

Bill Wyatt addressed the Commission and audience. He said his formal Executive Director's report is included in the Commission packet that is sent out with the Commission materials prior to the meeting and he takes advantage of this opportunity to talk about events of interest that have occurred over the course of the last month.

Mr. Wyatt's comments covered the following general topics:

- PDX ranked as America's Best Airport by Travel + Leisure Magazine for the third consecutive year;
- New service announcements by Alaska Airlines and Southwest Airlines;

- Phase 2 groundbreaking at Troutdale Reynolds Industrial Park;
- Gresham Vista Business Park property sale to Trammell Crow Portland Development, Inc.;
- Decision by the Troutdale Airport Master Plan Advisory Committee to focus the majority of consultant study time to studying two possible future roles for Troutdale Airport;
- Two new chiefs at the Port: Fire Chief Craig Funk and Police Chief Jason Wallis; and
- Oregon International Airshow is scheduled for July 17-19 at Hillsboro Airport and the Port's Seaport Celebration is scheduled for August 15 at Terminal 4.

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 Bragdon, Carter, Chamberlain, Daggett, Levy, Pearce, Rosenbaum and Tsuruta voted in favor of the motion.

ACTION ITEMS

Agenda Item No. 1

PROPERTY SALE – 39.08 ACRES TO TRAMMELL CROW PORTLAND DEVELOPMENT, INC. – GRESHAM VISTA BUSINESS PARK

This agenda item requested approval to sell approximately 39.08 acres of property (Sale Property) located on NE 242nd Avenue in Gresham, designated as Lot 4 in the Gresham Vista Business Park, to Trammell Crow Portland Development, Inc. The total purchase price for the Sale Property and right to use the 0.57-acre Shared Access Easement Area on the south side of the Property is \$9,431,847.

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

BE IT RESOLVED, That approval is given to sell approximately 39.08 acres of property designated as Lot 4 in the Gresham Vista Business Park and grant associated easements over Lots 3 and 5 to Trammell Crow Portland Development, 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.

Mayor Shane Bemis, City of Gresham, addressed the Commission regarding the obstacles the City of Gresham faced when trying to develop the site. He thanked Port and City staff for their phenomenal work and said that it is a significant day for the City of Gresham.

Commissioner Carter called for a motion to approve the Executive Director's recommendations. Commissioner Rosenbaum moved that the Executive Director's recommendations be approved. Commissioner Daggett seconded the motion, which was put to a voice vote. Commissioners Bragdon, Carter, Chamberlain, Daggett, Levy, Pearce, Rosenbaum and Tsuruta voted in favor of the motion.

Agenda Item No. 2

PUBLIC IMPROVEMENT CONTRACT – ENTRANCE ROAD REHABILITATION, PHASE II – MARINE TERMINAL 4

This agenda item requested approval to award a public improvement contract to Kodiak Pacific Construction Co. for 1,300 feet of pavement rehabilitation at marine Terminal 4 for a contract value of \$1,019,019.

Dave Dittmer presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to award a public improvement contract for the Entrance Road Rehabilitation, Phase II, project at marine Terminal 4 to Kodiak Pacific Construction Co., in accordance with its bid; 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 Executive Director's recommendations. Commissioner Daggett moved that the Executive Director's recommendations be approved. Commissioner Pearce seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Daggett, Levy, Pearce, Rosenbaum and Tsuruta voted in favor of the motion. Commissioner Bragdon was not present for the vote.

Agenda Item No. 3

PROCUREMENT CONTRACT – CRANES 6373 AND 6374 CRANE MANAGEMENT SYSTEM – MARINE TERMINAL 6

This agenda item requested approval to award a contract to ABB Crane Systems Ltd for the purchase of new crane management systems for Cranes 6373 and 6374 at marine Terminal 6.

Marcel Hermans presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to award a contract for the Cranes 6373 and 6374 Crane Management System project at marine Terminal 6 to ABB Crane Systems Ltd, 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 Executive Director's recommendations. Commissioner Levy moved that the Executive Director's recommendations be approved. Commissioner Tsuruta seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Daggett, Levy, Pearce, Rosenbaum and Tsuruta voted in favor of the motion. Commissioner Bragdon was not present for the vote.

Agenda Item No. 4

PUBLIC IMPROVEMENT CONTRACT – GENERAL AVIATION WEST REDEVELOPMENT
PHASE I – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to award a public improvement contract to Kodiak Pacific Construction Co. for improvements to a section of the Portland International Airport General Aviation Ramp to provide a facility for future development, aircraft operations, maintenance staff and tenants in the area.

Eric Forsyth presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to execute a public improvement contract with Kodiak Pacific Construction Co. to provide construction of the General Aviation West Redevelopment Phase I project at Portland International Airport, in accordance with its bid; 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 Executive Director's recommendations. Commissioner Daggett moved that the Executive Director's recommendations be approved. Commissioner Levy seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Daggett, Levy, Pearce, Rosenbaum and Tsuruta voted in favor of the motion. Commissioner Bragdon was not present for the vote.

Agenda Item No. 5

PUBLIC IMPROVEMENT CONTRACT – EAST ACCESS ROAD – HILLSBORO AIRPORT

This agenda item requested approval to award a public improvement contract to Wildish Standard Paving Co. for improvements to a portion of the Hillsboro Airport east access road and the adjacent roadway frontage area in order to support a forthcoming ground lease with Hillsboro Aviation, Inc., approved by the Commission in October 2014.

Eric Forsyth presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to execute a public improvement contract with Wildish Standard Paving Co. to construct the East Access Road project at Hillsboro Airport, in accordance with its bid; 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 Executive Director's recommendations. Commissioner Tsuruta moved that the Executive Director's recommendations be approved. Commissioner Levy seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Daggett, Levy, Pearce, Rosenbaum and Tsuruta voted in favor of the motion. Commissioner Bragdon was not present for the vote.

Agenda Item No. 6

PUBLIC IMPROVEMENT CONTRACT – INTERNATIONAL ARRIVALS BUS CANOPIES – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to award a public improvement contract to Todd Hess Building Company for improvements to the bus loading and unloading zones for arriving international passengers at Portland International Airport.

Eric Forsyth presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to execute a public improvement contract with Todd Hess Building Company to provide construction of the International Arrivals Bus Canopies project at Portland International Airport, in accordance with its bid; 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 Executive Director's recommendations. Commissioner Rosenbaum moved that the Executive Director's recommendations be approved. Commissioner Chamberlain seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Daggett, Levy, Pearce, Rosenbaum and Tsuruta voted in favor of the motion. Commissioner Bragdon was not present for the vote.

Agenda Item No. 7

LOWER WILLAMETTE PROGRAM PERSONAL SERVICES CONTRACT FOR PORTLAND HARBOR SUPERFUND SITE AND UPLAND SOURCE CONTROL SITES

This agenda item requested approval to award a personal services contract to Apex Companies LLC to provide program management and technical assistance consulting services in support of the Port of Portland's Lower Willamette Program and involvement in the Portland Harbor Superfund Site.

Dwight Leisle presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to execute a personal services contract with Apex Companies, LLC, for program management and technical assistance consulting services in support of the Lower Willamette Program and the Port of Portland's involvement in the Portland Harbor Superfund Site; 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 Executive Director's recommendations. Commissioner Levy moved that the Executive Director's recommendations be approved. Commissioner Daggett seconded the motion, which was put to a voice vote. Commissioners Bragdon, Carter, Chamberlain, Daggett, Levy, Pearce, Rosenbaum and Tsuruta voted in favor of the motion.

GENERAL DISCUSSION

Portland International Airport Community Advisory Committee (CAC) Annual Report

Stacey Triplett, CAC Vice-Chair provided an update on the group’s key accomplishments and activities during 2014.

PDX Worker Benefits Initiative

Chris Czarnecki, Aviation Business & Properties General Manager, provided a brief update on the Workplace Initiative. He also provided an update of the progress made on worker benefits by the PDX Benefit Advisory Group, a group made up of representatives from a broad array of employers, employees and labor.

Tekebra Stringfellow, an employee of HMS Host/Starbucks, addressed the Commission regarding the efforts to organize and negotiate a labor contract with HMS Host. She also asked the Commission for support to ensure World Duty Free Group employees have a fair opportunity to organize.

Shellea Allen, Vice President of UniteHere Local 8, addressed the Commission regarding the efforts by employees of World Duty Free Group to organize and reviewed a settlement agreement from the National Labor Relations Board.

The meeting adjourned at 11:19 a.m.

President

Assistant Secretary

Date Signed