

**MINUTES**  
**REGULAR COMMISSION MEETING**  
**THE PORT OF PORTLAND**  
**June 13, 2007**

In response to due notice, the regular meeting of the Commissioners of the Port of Portland was held at 9:00 a.m. in the Commission Boardroom of the Port's administrative offices at 121 N.W. Everett Street.

**QUORUM**

Commissioners present were Jay Waldron, President, presiding; Ken Allen; Steve Corey; Bruce Holte; Judi Johansen; Bill Thorndike and Grant Zadow. Also present were Bill Wyatt, Executive Director; participating staff members; and representatives of the public.

Commissioner Waldron noted the agenda had been revised. The Airport Futures Agreement has been removed and will be presented at the July 11 Commission meeting.

Commissioner Waldron called for a motion to grant a leave of absence to Commissioner Yoshida as he was out of town. Commissioner Allen moved to grant the leave of absence. Commissioner Thorndike seconded the motion, which was put to a voice vote. Commissioners Allen, Corey, Holte, Johansen, Thorndike, Waldron and Zadow voted in favor of the motion.

Commissioner Waldron called for a motion to grant a leave of absence to Commissioner Olson, as she was ill. Commissioner Zadow moved to grant the leave of absence. Commissioner Allen seconded the motion, which was put to a voice vote; Commissioners Allen, Corey, Holte, Johansen, Thorndike, Waldron and Zadow voted in favor of the motion.

Commissioner Waldron welcomed Paul Rosenbaum, CEO and President of Rentrak. Mr. Rosenbaum will replace Commissioner Waldron on the Port Commission on July 1.

**MINUTES**

Commissioner Waldron called for a motion to approve the minutes of the Regular Commission Meeting of May 9, 2007. Commissioner Zadow moved to approve the minutes. Commissioner Allen seconded the motion, which was put to a voice vote; Commissioners Allen, Corey, Holte, Johansen, Thorndike, Waldron and Zadow voted in favor of the motion.

**EXECUTIVE DIRECTOR'S REPORT**

Bill Wyatt welcomed Paul Rosenbaum. He said he looks forward to working with him on the Port Commission.

Mr. Wyatt said he recommended the Airport Futures Agreement be presented at the July Commission meeting since the Portland City Council has not yet approved the agreement. It is expected to be presented at their meeting today and we do not have a copy of the agreement on which they are voting. Mr. Wyatt noted the City has added a net of three new members to the Futures group. He said the Port is agreeable to this change, but we will want to talk to our partners in Multnomah, Clackamas and Washington County to make sure they are comfortable with the regional balance.

Mr. Wyatt said that from a business perspective, this has been a particularly good time for the Port; airport related activity has been up and every line of business on the Marine side is enjoying improvement.

Mr. Wyatt noted this is Commissioner Waldron's last meeting. On behalf of the entire Port staff, he thanked Commissioner Waldron for his time, effort and commitment. Mr. Wyatt said we have seen an extraordinary period during Commissioner Waldron's eight years on the Commission. We have seen the highs, the lows and everything in between, and during that time Commissioner Waldron has been a steady hand, the rock that has been incredibly important for the Port. On a personal note, Mr. Wyatt thanked him for the confidence he showed in Bill in hiring him for the executive director position. He said the chance to work with Jay in his role has been an honor and a pleasure. Commissioner Waldron is one of the longest-tenured Commission presidents and his presence will be greatly missed.

Commissioner Waldron called for a motion to approve the Executive Director's report. Commissioner Corey moved to approve the Executive Director's Report. Commissioner Holte seconded the motion, which was put to a voice vote. Commissioners Allen, Corey, Johansen, Olson, Thorndike, Waldron and Zadow voted in favor of the motion.

## **RESOLUTION AND RECOGNITION OF SERVICE**

Commissioner Johansen introduced a Resolution in Recognition of Jay T. Waldron for Distinguished Service and Outstanding Dedication to the Port of Portland Commission to recognize Commissioner Waldron's service on the Port Commission. She read into record the Resolution and called for a motion to adopt the Resolution. Commissioner Corey moved to adopt the Resolution. Commissioner Thorndike seconded the motion, which was put to a voice vote; Commissioners Allen, Corey, Holte, Johansen, Thorndike and Zadow voted in favor of the motion.

Commissioner Waldron thanked everyone and said the achievements were only possible because of the staff and the executive director. He said the Port is really its employees and it is the employees that helped him have a great eight years on the Commission and a successful six years as Commission President.

## **COMPASS AWARD PRESENTATION**

Commissioner Waldron said he is honored to introduce the recipient of the second annual Port Compass Award to Toyota Motor Sales USA, Inc. Commissioner Waldron said the award will be presented to Alan DeCarr at the Port's Gateway to the Globe luncheon on Friday, June 15. Commissioner Waldron said the Compass Award was initiated in 2006 to recognize the community's individuals and entities that have demonstrated exceptional support for the Port of Portland. Like the points of a compass, their business partnership and confidence in local operations have helped us navigate and achieve key Port goals such as job creation and environmental stewardship. Compass Award recipients serve as civic and/or corporate role models through their outstanding partnerships with the Port and the communities we serve.

Commissioner Waldron noted Toyota Motor Sales USA, Inc., has been leasing property at the Port of Portland since 1976 and has significantly expanded its presence at the Port by doubling the volume of imports through their new state-of-the-art processing facility. Last year the company processed more than 245,000 autos – a 44 percent increase over the previous year with an economic impact of \$318 per car for our region.

As it has grown, Toyota has shown a commitment to staying active in the community and has forged close positive relationships with its neighbors in North Portland. It has also shown a true commitment to sustainability through a number of environmental initiatives and programs.

Commissioner Waldron called for a motion to adopt the Resolution of Commendation and Appreciation to Toyota Motor Sales USA, Inc., for Service to the Port of Portland and the Portland regional economy. Commissioner Zadow moved to adopt the Resolution. Commissioner Allen seconded the motion, which was put to a voice vote; Commissioners Allen, Corey, Holte, Johansen, Thorndike, Waldron and Zadow voted in favor of the motion.

Mary Maxwell, Aviation director, thanked Commissioner Waldron on behalf of Port staff for his support, respect and confidence he has shown in them over the years.

### **ACTION ITEMS**

#### **Agenda Item No. 1**

#### **CONSTRUCTION CONTRACT – AIRPORT WAY REALIGNMENT, PHASE 2 – PORTLAND INTERNATIONAL AIRPORT**

This agenda item requested approval to award a construction contract for Phase 2 of the Airport Way Realignment project at Portland International Airport.

Ken Willhite presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to award a contract for Phase 2 of the Airport Way Realignment project at Portland International Airport to Kodiak Bengé 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 Corey moved that the Executive Director's recommendations be approved. Commissioner Allen seconded the motion, which was put to a voice vote; Commissioners Allen, Corey, Holte, Johansen, Thorndike, Waldron, and Zadow voted in favor of the motion.

#### **Agenda Item No. 2**

#### **CONSTRUCTION CONTRACT – AIR CARGO WAY/82<sup>ND</sup> AVENUE REHABILITATION PROJECT – PORTLAND INTERNATIONAL AIRPORT**

This agenda item requested approval to award a construction contract for the Air Cargo Way/82<sup>nd</sup> Avenue Rehabilitation Project at Portland International Airport.

Ken Willhite presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to award a contract for the Air Cargo Way/82<sup>nd</sup> Avenue Rehabilitation Project at Portland International Airport to Kerr Contractors, Inc., in accordance with its bid; and

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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 Johansen moved that the Executive Director's recommendations be approved. Commissioner Thorndike seconded the motion, which was put to a voice vote; Commissioners Allen, Corey, Holte, Johansen, Thorndike, Waldron, and Zadow voted in favor of the motion.

### Agenda Item No. 3

#### CONSTRUCTION CONTRACT – ACCESS CONTROL AND SURVEILLANCE UPGRADE – MARINE TERMINALS 4 AND 6

This agenda item requested approval to award a contract for a Marine access control and surveillance upgrade at Terminal 4 and Terminal 6. The improvements include strengthening the entry gates and perimeter access controls at each terminal.

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

BE IT RESOLVED, That approval is given to award a contract for access control and surveillance upgrade at marine Terminals 4 and 6 to Triton Marine Construction Corporation, 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 Allen moved that the Executive Director's recommendations be approved. Commissioner Holte seconded the motion, which was put to a voice vote; Commissioners Allen, Corey, Holte, Johansen, Thorndike, Waldron, and Zadow voted in favor of the motion.

### Agenda Item No. 4

#### CONSTRUCTION CONTRACT – OPTICAL CHARACTER RECOGNITION SHED AND RADIATION PORTAL MONITOR INSTALLATION – TERMINAL 6

This agenda item requested approval to award a contract for the installation of optical character recognition sheds and radiation portal monitors at Terminal 6. The Department of Homeland Security is instituting this program at 22 of the largest container ports in the United States as a result of the SAFE Port Act of 2006.

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

BE IT RESOLVED, That approval is given to award a contract for the installation of optical character recognition sheds and radiation portal monitors at Terminal 6 to Colamette Construction Company, 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 Zadow moved that the Executive Director's recommendations be approved. Commissioner Holte seconded the motion, which was put to a voice vote; Commissioners Allen, Corey, Holte, Johansen, Thorndike, Waldron and Zadow voted in favor of the motion.

Agenda Item No. 5

CONTRACT AMENDMENT – INFRASTRUCTURE DESIGN SERVICES – TROUTDALE REYNOLDS INDUSTRIAL PARK

This agenda item requested approval to award a personal services contract to David Evans and Associates, Inc., to provide engineering design and construction support services for public infrastructure for Phase 1 of the proposed Troutdale Reynolds Industrial Park.

Tom Hjort presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to award a contract to David Evans and Associates, Inc., for design and construction support services for the Troutdale Reynolds Industrial Park in accordance 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 Holte moved that the Executive Director's recommendations be approved. Commissioner Zadow seconded the motion, which was put to a voice vote; Commissioners Allen, Corey, Holte, Johansen, Thorndike, Waldron and Zadow voted in favor of the motion.

Agenda Item No. 6

CONSTRUCTION CONTRACT – STRUCTURAL REHABILITATION AND CORROSION PROTECTION, PHASE 1 – TERMINAL 5, BERTH 503

This agenda item requested approval of a pre-construction services agreement with Triton Marine Construction Corporation, of Bremerton, Washington, for Phase 1 rehabilitation and corrosion protection work on the potash export facility at Terminal 5. Phase 1 consists of additional inspections, detailed design, work plan development and final estimating. A Phase 2 contract amendment for actual concrete repairs and installation of the corrosion protection devices will be prepared during execution of Phase 1.

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

BE IT RESOLVED, That approval is given to award a contract to Triton Marine Construction Corporation for Phase 1 rehabilitation and corrosion protection pre-construction services at Terminal 5, consistent with 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 Corey moved that the Executive Director's recommendations be approved. Commissioner Holte seconded the motion, which was put to a voice vote; Commissioners Allen, Corey, Holte, Johansen, Thorndike, Waldron and Zadow voted in favor of the motion.

Agenda Item No. 7

Note: A correction was made to the written agenda item. The sentence “UPRR will assume environmental liability and the existing land in development assessment for the Property” was changed to “UPRR will assume environmental liability and the existing Local Improvement District assessment for the Property.”

PROPERTY SALE – ALBINA DOCK

This agenda item requested approval to sell approximately 1.77 acres of land and improvements located on the east bank of the Willamette River to Union Pacific Railroad Company (UPRR). Improvements consist of a portion of an existing gravel road running parallel with the river on the top of the bank and an existing storm water pipeline, both used in conjunction with UPRR’s current management and operation of its adjacent rail yard.

Lorali Sinnen presented the Executive Director’s recommendations as follows:

BE IT RESOLVED, That approval is given to sell 1.77 acres of property located along the east bank of the Willamette River to Union Pacific Railroad Company, 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 Thorndike moved that the Executive Director’s recommendations be approved. Commissioner Allen seconded the motion, which was put to a voice vote; Commissioners Allen, Corey, Holte, Johansen, Thorndike, Waldron and Zadow voted in favor of the motion.

Sam Ruda, Marine and Industrial Development director, said under Commissioner Waldron’s leadership, guidance and stewardship, the marine department has had quite a run the last four years that has resulted in major improvements at the marine facilities. He said on behalf of the Port and his department, he is thankful for Commissioner Waldron’s leadership and the standard that he has set.

The meeting adjourned at 10:40 a.m.

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President

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Assistant Secretary

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Date Signed

A complete audio recording of these proceedings is available at the Port of Portland administrative offices, 121 N.W. Everett Street, Portland, Oregon 97209.