

**MINUTES**  
**REGULAR COMMISSION MEETING**  
**THE PORT OF PORTLAND**  
**June 14, 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](http://www.portofportland.com). The following written minutes constitute a summary of the proceedings.

**QUORUM**

Commissioners present were Tom Chamberlain, Vice President, presiding; Mike Alexander; Alice Cuprill-Comas; Pat McDonald (via telephone); Linda Pearce; Tom Tsuruta and Gary Young. Also present were Bill Wyatt, Executive Director, participating staff members and members of the public.

**LEAVE OF ABSENCE**

Commissioner Chamberlain called for a motion to grant a leave of absence to Commissioners Carter and Levy, who were out of town. Commissioner Young moved to grant the leave of absence. Commissioner Alexander seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, Pearce, Tsuruta and Young voted in favor of the motion. Commissioner McDonald was not present for the vote.

**MINUTES**

Commissioner Chamberlain called for a motion to approve the minutes of the Regular Commission Meeting of May 10, 2017 and the Special Commission Meeting of May 23, 2017. Commissioner Cuprill-Comas moved to approve the minutes. Commissioner Pearce seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, Pearce, Tsuruta and Young voted in favor of the motion. Commissioner McDonald was not present for the vote.

Commissioner Chamberlain noted this would be Mr. Wyatt's last Commission meeting, as he will be retiring on June 30. He highlighted Mr. Wyatt's numerous accomplishments during his 16 years at the Port. Commissioner Chamberlain read a statement from Commissioner Carter.

Mr. Wyatt thanked the Commission, his executive team and the entire Port workforce. He said he appreciated the process to select his successor and he has great confidence that Curtis Robinhold will be a terrific executive director.

Gary Kunz, a former Citizen's Noise Advisory Committee (CNAC) member, thanked Mr. Wyatt for his service and support for CNAC.

**EXECUTIVE DIRECTOR'S REPORT**

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

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

- Recognized the Port's monthly safety champions, provided evacuation instructions in the event of an emergency and asked Stan Watters for this month's safety message;
- The dredge season started Monday, June 5;
- Governor Brown joined us for an event with Amazon at Troutdale Reynolds Industrial Park. The facility is estimated to create more than 1,500 full-time positions with competitive wages;
- The Terminal 6 Industry Leadership Committee will host their first meeting on Wednesday, June 28;
- On May 24, we joined representatives from Ford Motor Co. and the Auto Warehousing Co. to cut the ribbon on a new 19-acre storage and staging parking lot in Rivergate to help support the growth of export vehicles;
- In late June, we will be walling off the building at the end of Concourse E so that construction can start in earnest;
- New air service announcements from Southwest Airlines and Alaska Air; Aeromexico confirmed new daily year-round nonstop service between Mexico City and PDX effective December 1;
- The Port is a local sponsor of a \$100,000 Business Oregon grant to Verde to support the development of Cully Park;
- We invited the community to a recent meeting on the disparity study, ensuring all businesses have equal opportunity to compete for our contracts; and
- The next Hillsboro Airport master plan advisory committee meeting is scheduled for June 19 and the next PDX Community Advisory Committee meeting will be held on June 21.

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

**CONSENT AGENDA**

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

Agenda Item No. 1

## CITY OF MOLALLA ENTERPRISE ZONE RE-DESIGNATION

BE IT RESOLVED, That the Port of Portland Commission consents to a request by the City of Molalla to the re-designation of the Molalla Enterprise Zone, located within the Port of Portland district boundaries; 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 title of the Consent Agenda by Commissioner Chamberlain, Commissioner Pearce moved that the Executive Director's recommendations be approved. Commissioner Cuprill-Comas seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

**ACTION ITEMS**Agenda Item No. 2

## PROPERTY SALE – LOT 10 – TROUTDALE REYNOLDS INDUSTRIAL PARK

This agenda item requested approval to sell approximately 18.7 acres of property (Property) located on Sundial Rd., designated as Lot 10 in the Troutdale Reynolds Industrial Park, to CRG Acquisition, LLC, a subsidiary of Clayco. The total purchase price for the Property is \$5,247,781.50.

Isaac Barrow presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to sell approximately 18.7 acres of property designated as Lot 10 in the Troutdale Reynolds Industrial Park to CRG Acquisitions, 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 Chamberlain called for a motion to approve the recommendations. Commissioner Tsuruta moved that the recommendations be approved. Commissioner Cuprill-Comas seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

Agenda Item No. 3PUBLIC IMPROVEMENT CONTRACT – AIRPORT WAY AND FRONTAGE ROAD  
REHABILITATION – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to award a public improvement contract to K&E Excavating, Inc., for the Airport Way and Frontage Road Rehabilitation project at Portland International Airport, in the amount of \$2,797,065.

Chris Edwards presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to award a public improvement contract for the Airport Way and Frontage Road Rehabilitation project at Portland International Airport to K&E Excavating, Inc., 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 Chamberlain called for a motion to approve the Executive Director's recommendations. Commissioner Tsuruta moved that the Executive Director's recommendations be approved. Commissioner Young seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

Agenda Item No. 4

PUBLIC IMPROVEMENT CONTRACT – RUNWAY 3-21 STORMWATER INFRASTRUCTURE AND PAVEMENT IMPROVEMENTS – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to award a public improvement contract to K&E Excavating, Inc., for Runway 3-21 stormwater infrastructure and pavement improvements at Portland International Airport, in the amount of \$6,735,551.

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

BE IT RESOLVED, That approval is given to award a public improvement contract to K&E Excavating, Inc., for Runway 3-21 stormwater infrastructure and pavement improvements 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 Chamberlain called for a motion to approve the Executive Director's recommendations. Commissioner Young moved that the Executive Director's recommendations be approved. Commissioner Tsuruta seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

Agenda Item No. 5

PUBLIC IMPROVEMENT CONTRACT – BERTH REHABILITATION AND SITE IMPROVEMENTS – MARINE TERMINAL 4 AND TERMINAL 6

This agenda item requested approval to award a public improvement contract to Stellar J Corporation, for berth rehabilitation and site improvements at marine Terminal 4 and Terminal 6, in the amount of \$2,645,790.

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

BE IT RESOLVED, That approval is given to award a public improvement contract to Stellar J Corporation, for berth rehabilitation and site improvements at marine Terminal 4 and Terminal 6, 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 Chamberlain called for a motion to approve the Executive Director's recommendations. Commissioner Young moved that the Executive Director's recommendations be approved. Commissioner Cuprill-Comas seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

The meeting adjourned at 10:24 a.m.

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President

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Assistant Secretary

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Date Signed

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