

**MINUTES
REGULAR COMMISSION MEETING
THE PORT OF PORTLAND
August 12, 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; Tom Chamberlain; Bruce Holte; 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 Commissioners Bragdon, Daggett and Levy, who were out of town. Commissioner Holte moved to grant the leave of absence. Commissioner Chamberlain seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Holte, 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 July 8, 2015. Commissioner Rosenbaum moved to approve the minutes. Commissioner Pearce seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Holte, Pearce, Rosenbaum and Tsuruta voted in favor of the motion.

EXECUTIVE DIRECTOR'S REPORT

Curtis Robinhold addressed the Commission and audience. Mr. Robinhold's comments covered the following general topics:

- Update on Bill Wyatt's health and recovery;
- Welcome to the Port's overseas representatives from China, Japan and Korea;
- New service announcements by Alaska Airlines;
- An important completion milestone of the 2014 Concessions RFP process and transition with the opening of Hissho Sushi on Concourse D;
- Update of the displaced jobs at PDX as a result of the concessions redevelopment;
- Installation of 18 electric vehicle charging stations in the PDX employee parking lot, with 24 to be installed in the economy lot;

- Status update of the Westwood Rainer call to Terminal 6, the first container ship to call Portland since April;
- Great turnout for Governor Kate Brown’s International Trade and Logistics workshops, the first of six workshops to be held around the state; and
- Opening of Art of Trade exhibition August 6 and running through August 15, followed by the Port’s Seaport Celebration at Terminal 4 on August 15.

Following Mr. Robinhold’s comments, the Port’s overseas representatives made a few remarks.

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

GENERAL DISCUSSION

Concessions Program Overview

Walt Froman, Sr. Manager of Concessions Operations, provided an overview of the PDX Concessions Program, including concessions development and operations of the award-winning program.

2015 Legislative Post-Session Briefing

Kathryn Williams, State Government Affairs Manager, provided an update of the 2015 State Legislative session and briefly discussed the issues the Port was actively involved with, including: transportation, environment, industrial lands, brownfield redevelopment, economic development and public safety.

CONSENT AGENDA

No presentation was made of the following agenda items, which were brought before the Commission as the Consent Agenda.

Agenda Item No. 1

LAND EXCHANGE – AJINOMOTO WINDSOR, INC. – RIVERGATE INDUSTRIAL DISTRICT

BE IT RESOLVED, That approval is given to execute a land exchange of 1.033 acres with Ajinomoto Windsor, Inc., at its existing location in the Rivergate Industrial District, 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.

Agenda Item No. 2

FACILITY LEASE – UNITED AIRLINES CARGO CENTER – PORTLAND INTERNATIONAL AIRPORT

BE IT RESOLVED, That approval is given to enter into a facility lease with United Airlines for airline support space in the Cargo Center at Portland International Airport, 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.

Following the reading of the titles of the Consent Agenda by Commissioner Carter, Commissioner Rosenbaum moved that the Executive Director's recommendations be approved and Commissioner Tsuruta seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Holte, Pearce, Rosenbaum and Tsuruta voted in favor of the motion.

ACTION ITEMS

Agenda Item No. 3

PUBLIC IMPROVEMENT CONTRACT – CARGO CENTER EXTERIOR BUILDING REHABILITATION – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to award a public improvement contract to Skyward Construction, Inc., for the Cargo Center Exterior Building Rehabilitation project at Portland International Airport for a contract value of \$1,799,158.

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

BE IT RESOLVED, That approval is given to award a public improvement contract to Skyward Construction, Inc., for construction of the Cargo Center Exterior Building Rehabilitation 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 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. 4

PERSONAL SERVICES CONTRACTS – PDXNEXT TERMINAL CORE TICKET LOBBY REDEVELOPMENT PROJECT – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to award a personal services contract to ZGF Architects LLP to provide conceptual plan selection and design services for the Portland International Airport PDXNext Terminal Core Ticket Lobby Remodel project. This agenda item also requested approval to award a personal services contract to Turner Construction Company to provide pre-construction support services for the same project.

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

BE IT RESOLVED, That approval is given to award a personal services contract for conceptual plan selection and design services for the PDXNext Terminal Core Ticket Lobby Remodel project at Portland International Airport to ZGF Architects LLP, consistent with the terms presented to the Commission; and

BE IT FURTHER RESOLVED, That approval is given to award a personal services contract for pre-construction support services for the concept strategy selection of the PDXNext Terminal Core Ticket Lobby Remodel project at Portland International Airport to Turner Construction 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 Carter commented on the lack of any reference to the span or magnitude of the total cost for the options and said he is uncomfortable not having some sense of affordability for the project. He requested that he and another Commissioner or two be actively involved in the process going forward, similar to the Commission's role in the design and construction of the Port's headquarters building.

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

Agenda Item No. 5

PERSONAL SERVICES CONTRACT AMENDMENT – CENTRAL UTILITY PLANT CHILLED WATER CAPACITY ADDITION PROJECT – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to amend an existing personal services contract with Affiliated Engineers NW, Inc. to provide schematic and detailed design services for the Portland International Airport Central Utility Plant Chilled Water Capacity Addition 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 Affiliated Engineers NW, Inc., for the design of the Central Utility Plant Chilled Water Capacity Addition project at Portland International Airport, 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 Chamberlain moved that the Executive Director's recommendations be approved. Commissioner Pearce seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Holte, Pearce, Rosenbaum and Tsuruta voted in favor of the motion.

Agenda Item No. 6

GROUND LEASE AND RAMP MANAGEMENT AGREEMENT – ATLANTIC AVIATION – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to enter into a ground lease and ramp management agreement with Atlantic Aviation for the development of new corporate aviation terminal and hangar facilities at Portland International Airport.

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

BE IT RESOLVED, That approval is given to enter into a ground lease and ramp management agreement with Atlantic Aviation for the development of a new business aviation terminal and hangar at Portland International Airport, 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 Holte moved that the Executive Director's recommendations be approved. Commissioner Chamberlain seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Holte, Pearce, Rosenbaum and Tsuruta voted in favor of the motion.

Agenda Item No. 7

DONATION LAND TRANSFER – PORT OF PORTLAND ROSS ISLAND PROPERTY TO CITY OF PORTLAND PARKS AND RECREATION

This agenda item requested approval to release and quitclaim the Port of Portland's interest, if any, in the northern tip of Ross Island above ordinary high water (approximately 2.19 acres) as a donation to the City of Portland.

Don Goldberg presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to release and quitclaim the Port of Portland's interest, if any, in approximately 2.19 acres of real property located on Ross Island to the City of Portland, 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 Pearce moved that the Executive Director's recommendations be approved. Commissioner Holte seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Holte, Pearce, Rosenbaum and Tsuruta voted in favor of the motion.

PUBLIC COMMENT

Joanna Rudolph, an employee of Starbucks, addressed the Commission regarding a worker retention policy at PDX. Jorge Flores, an airport employee, also addressed the Commission regarding a worker retention policy. Both Ms. Rudolph and Mr. Flores submitted written testimony.

The meeting adjourned at 11:07 a.m.

President

Assistant Secretary

Date Signed