

- DRAFT -

MINUTES REGULAR COMMISSION MEETING THE PORT OF PORTLAND February 8, 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. The following written minutes constitute a summary of the proceedings.

QUORUM

Commissioners present were Jim Carter, President, presiding; Michael Alexander; Tom Chamberlain; Alice Cuprill-Comas; Bob Levy; Pat McDonald; Linda Pearce; Tom Tsuruta and Gary Young. Also present were Bill Wyatt, Executive Director, participating staff members and members of the public.

MINUTES

Commissioner Carter called for a motion to approve the minutes of the Regular Commission Meeting of January 27, 2017. Commissioner Cuprill-Comas moved to approve the minutes. Commissioner Pearce seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, McDonald, Pearce and Tsuruta voted in favor of the motion. Commissioners Levy and Young were not present for the vote.

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:

- Noted the January Commission meeting was postponed due to inclement weather and said that was the first time in recent memory that a Commission meeting has been postponed;
- 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;
- Port closed on the sale of \$244 million in bonds to fund various Portland International Airport terminal and airfield projects, including terminal balancing and terminal core design. There was so much investor interest in the PDX bonds that we received \$2.3 billion in orders;
- PDX saw more than 18 million passengers in 2016, which means we remain in the "large hub" category;

- New exit lanes are now open at the airport, providing a heightened level of security and reducing staffing pressures on the TSA;
- Noted the nationwide airport protests to speak out against President Trump’s executive order on immigration. PDX drew crowds of as many as 1,000 attendees. Clarifications were made to our free speech program to better address similar situations in the future;
- Thanks to the team that worked hard to ensure that passengers and employees could move safely through the airport. Since our process and policies were not built for such an event, we have made some clarifications to our free speech program.
- Hillsboro Airport Master Plan begins February 27 with the first meeting of the Planning Advisory Committee;
- Held our last community visits as part of our 125th anniversary celebration in Tillamook and Astoria;
- The legislative session began February 1, and we will be advocating for a transportation package, including renewal of the *ConnectOregon* program, among other items;
- Marine Drive will be down to one lane of traffic from late February through mid-March for levee borings to support federal recertification; and
- Announcement of Bill’s plan to retire, effective June 30. He said it has been a terrific run and the selection of a new executive director will likely be the most important work that the current Commissioners will do.

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 Alexander, Carter, Chamberlain, Cuprill-Comas, Levy, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

GENERAL DISCUSSION

Portland of Portland Safety Update

Chad Harvey, Manager of Safety and Loss Control, presented an overview of the Port’s safety performance for 2016, the total costs incurred and the current safety initiatives.

ACTION ITEMS

Agenda Item No. 1

PROPERTY SALE – TROUTDALE ASSOCIATES LLC – TROUTDALE REYNOLDS INDUSTRIAL PARK

This agenda item requested approval of the Sale Agreement and Receipt for Earnest Money for the sale of approximately 73.72 acres at Troutdale Reynolds Industrial Park, Lots 6, 7 and 8, to Troutdale Associates LLC, a limited liability company formed by the Trammell Crow Company,

and a private equity real estate fund focused on industrial investments, managed and advised by Clarion Partners. The sale price for the Property is \$20,071,456, which is based on fair market value at \$6.25 per square foot.

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

BE IT RESOLVED, That approval is given to enter into a sales agreement for approximately 73.72 acres of property, located in the Troutdale Reynolds Industrial Park, to Troutdale Associates 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 Carter called for a motion to approve the Executive Director's recommendations. Commissioner Alexander moved that the Executive Director's recommendations be approved. Commissioner Chamberlain seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, Levy, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

Agenda Item No. 2

SERVICE CONTRACTS – TEMPORARY PERSONNEL FOR CONSTRUCTION INSPECTION AND PROJECT SUPPORT AS REQUIRED

This agenda item requested approval to award service contracts to the following firms to act as temporary staffing agencies providing construction inspection and project support services personnel on an as-needed basis:

- AECOM Technical Services, Inc.
- CMTS LLC
- Inici Group, Incorporated
- Mott MacDonald, LLC

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

BE IT RESOLVED, That approval is given to award service contracts for temporary personnel for construction inspection and project support, as required, to the following firms: AECOM Technical Services, Inc.; CMTS LLC; Inici Group, Incorporated; and Mott MacDonald, 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 Carter called for a motion to approve the Executive Director's recommendations. Commissioner Tsuruta moved that the Executive Director's recommendations be approved. Commissioner Pearce seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, Levy, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

Agenda Item No. 3

2017 PORT OF PORTLAND TRANSPORTATION IMPROVEMENT PLAN

This agenda item requested approval of the Port of Portland's (Port) Transportation Improvement Plan (PTIP). As a transportation agency reliant on elements of the transportation system developed and managed by others, the Port must carefully plan, consider funding initiatives, and support projects that will enhance market access for Port customers and businesses in this region and state. The Port Commission considers the PTIP annually as the basis for charting our transportation improvement needs and funding requirements.

Phil Healey presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to submit the Port of Portland's Transportation Improvement Plan to Metro and the Oregon Department of Transportation for inclusion in the Regional Transportation Plan to be eligible for future state, regional and federal funding; and

BE IT FURTHER RESOLVED, That approval is given to seek state, regional and federal transportation funds for the list of Port Priority Projects identified in the Port of Portland's Transportation Improvement Plan.

Commissioner Carter 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, Carter, Chamberlain, Cuprill-Comas, Levy, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

Agenda Item No. 4

PUBLIC IMPROVEMENT CONTRACT AMENDMENT – TAXIWAY B CENTER AND EXITS REHABILITATION – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to amend an existing public improvement contract with K&E Excavating, Inc., to provide for the construction of conduit casings and related work under NE Airport Way in support of the Parking Additions and Consolidated Rental Car Facility project at Portland International Airport.

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

BE IT RESOLVED, That approval is given to amend the existing public improvement contract with K&E Excavating, Inc., to provide for the construction of conduit casings and related work in support of the Parking Additions and Consolidated Rental Car Facility 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 Tsuruta moved that the Executive Director's recommendations be approved.

Commissioner Cuprill-Comas seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, Levy, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

Agenda Item No. 5

APPROVAL OF HIRING PROCEDURES, STANDARDS, CRITERIA AND POLICY DIRECTIVES – EXECUTIVE DIRECTOR

This agenda item requested approval of procedures, standards, criteria and policy directives for hiring the Port of Portland’s Executive Director.

Bobbi Stedman presented the Executive Director’s recommendations as follows:

BE IT RESOLVED, That the Port of Portland Commission adopts the procedures for the hiring of an Executive Director in the form presented to the Commission following public comment; and

BE IT FURTHER RESOLVED, That the Port of Portland Commission adopts the standards, criteria and policy directives for the hiring of an Executive Director in the form presented to the Commission following public comment; and

BE IT FURTHER RESOLVED, That the Port of Portland Commission appoints the Advisory Group listed in the Hiring Procedures attached as Exhibit A for the purpose of interviewing candidates and recommending finalists to the Commission for the role of Executive Director.

Following the presentation, Commissioner Carter opened a public hearing for the purpose of taking testimony on the Port’s hiring plan for the Executive Director.

Michael Hall, organizer for UniteHere Local 8, provided comments about the recent concessions Request for Proposal and the lack of a worker retention program.

Hearing no other comments, Commissioner Carter closed the public hearing.

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 Young seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, Levy, McDonald, Pearce, Tsuruta and Young voted in favor of the motion.

The meeting adjourned at 11:07 a.m.

President

Assistant Secretary

Date Signed