

**MINUTES  
REGULAR COMMISSION MEETING  
THE PORT OF PORTLAND  
January 27, 2017**

Following due notice to the public, the regular meeting of the Board of Commissioners of the Port of Portland was held at 9:00 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 Jim Carter, President, presiding; Michael Alexander, via telephone; Alice Cuprill-Comas, via telephone; Bob Levy via telephone; and Gary Young. Also present were Bill Wyatt, Executive Director, participating staff members and members of the public.

Commissioner Carter noted that the Commission meeting was being held today because of the postponement of the January 11 meeting due to the winter storm.

**LEAVE OF ABSENCE**

Commissioner Carter called for a motion to grant a leave of absence to Commissioners Chamberlain, McDonald, Pearce and Tsuruta who were out of town. Commissioner Cuprill-Comas moved to grant the leave of absence. Commissioner Young seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Cuprill-Comas, Levy and Young voted in favor of the motion. Commissioner Pearce joined the meeting, via telephone, shortly after the meeting was called to order.

**MINUTES**

Commissioner Carter called for a motion to approve the minutes of the Regular Commission Meeting of December 14, 2016. Commissioner Young moved to approve the minutes. Commissioner Alexander seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Cuprill-Comas, Levy and Young voted in favor of the motion. Commissioner Pearce was not present for the vote.

**EXECUTIVE DIRECTOR'S REPORT**

Bill Wyatt addressed the Commission and audience. He said in the interest of time, his report would be brief. He said the full executive director's report is included in the Commission packet.

Mr. Wyatt's comments covered the following topics:

- The Port's initial reaction to the Environmental Protection Agency's Portland Harbor Record of Decision, which was released on January 6; and
- The Port filed a lawsuit in U.S. District Court in Oregon against Monsanto Company for widespread PCB contamination impacting Port Properties.

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

### **GENERAL DISCUSSION**

#### 2017 Port of Portland Transportation Improvement Plan

Phil Healy, Senior Transportation Planner, provided a brief overview of the projects included in the 2017 Port Transportation Improvement Plan (PTIP), which is an annual review of the Port's long-range transportation needs for its facilities and industrial properties, as well as a prioritization of projects to submit for grant funding.

#### Public Hearing

Commissioner Carter opened a public hearing for the purpose of taking testimony on the 2017 PTIP.

Hearing no comments, Commissioner Carter closed the public hearing and noted that no action was required at this time. He said the PTIP will be back before the Commission for approval at the February meeting.

### **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

#### GROUND LEASE – HONEYWELL INTERNATIONAL, INC. – PORTLAND INTERNATIONAL AIRPORT

BE IT RESOLVED, That approval is given to enter into a ground lease with Honeywell International, Inc., for approximately 2.6 acres of land at Portland International Airport, and a nonexclusive License over adjacent area, 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 title of the Consent Agenda by Commissioner Carter, Commissioner Alexander moved that the Executive Director's recommendations be approved. Commissioner Young seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Cuprill-Comas, Levy, Pearce and Young voted in favor of the motion.

**ACTION ITEMS****Agenda Item No. 2****PERSONAL SERVICES CONTRACT – HILLSBORO AIRPORT MASTER PLAN STUDY**

This agenda item requested approval to award a personal services contract to WHPacific, Inc., in the amount of \$1,699,549, for consulting services related to the Hillsboro Airport Master Plan Study.

Steve Nagy presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to enter into a personal services contract for consulting services related to the Hillsboro Airport Master Plan Study to WHPacific, 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.

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

**Agenda Item No. 3****PUBLIC IMPROVEMENT CONTRACT – PARKING ADDITIONS AND CONSOLIDATED RENTAL CAR FACILITY – PORTLAND INTERNATIONAL AIRPORT**

This agenda item requested approval to award the schematic design services phase of a design-build public improvement contract to JE Dunn Construction Company (JE Dunn), in the amount of \$4,194,826. Under the contract, JE Dunn will construct the Parking Additions and Consolidated Rental Car Facility project at Portland International Airport

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

BE IT RESOLVED, That approval is given to award a design-build public improvement contract to JE Dunn Construction Company for the Parking Additions and Consolidated Rental Car facility project at Portland International Airport, for schematic design services, 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 Young moved that the Executive Director's recommendations be approved. Commissioner Levy seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Cuprill-Comas, Levy, Pearce and Young voted in favor of the motion.

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### Agenda Item No. 4

#### PUBLIC IMPROVEMENT CONTRACT AMENDMENT – RENTAL CAR QUICK TURN-AROUND FACILITY – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to amend the public improvement contract with Hoffman Construction Company for the construction of the Rental Car Quick Turn-Around Facility project at Portland International Airport, to provide for changes in the project's work scope and schedule.

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

BE IT RESOLVED, That approval is given to amend the existing public improvement contract with Hoffman Construction Company for the Rental Car Quick Turn-Around 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 Young moved that the Executive Director's recommendations be approved. Commissioner Pearce seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Cuprill-Comas, Levy, Pearce and Young voted in favor of the motion.

### Agenda Item No. 5

#### COLLECTIVE BARGAINING AGREEMENT – MARINE FACILITY MAINTENANCE

This agenda item requested approval of a five-year collective bargaining agreement between the Port of Portland and the District Council of Trade Unions, representing the 20 Port employees who perform maintenance at the Marine terminals.

Commissioner Young said as a business manager and financial secretary of the International Brotherhood of Electrical Workers Local 8, he has an interest in any action that affects Local 8 at the Port's facilities; therefore, he declared a potential but not actual conflict and said he would participate in the discussion and vote.

Blaise Lamphier presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to enter into a collective bargaining agreement with the District Council of Trade Unions for a five-year agreement beginning July 1, 2016, setting forth wages, fringe benefits and working conditions, 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 Pearce seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Cuprill-Comas, Levy, Pearce and Young voted in favor of the motion.

The meeting adjourned at 9:45 a.m.

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President

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Assistant Secretary

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Date Signed

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