

**MINUTES
REGULAR COMMISSION MEETING
THE PORT OF PORTLAND
June 8, 2016**

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; Linda Pearce; Tom Tsuruta and Gary Young. Also present were Bill Wyatt, Executive Director, participating staff members and members of the public.

Commissioner Carter welcomed Michael Alexander to the Commission. Mr. Alexander was the President and CEO of Urban League of Portland until his retirement in 2015. Commissioner Carter also welcomed the new employees in the audience.

Commissioner Carter noted the rental car overview by Vince Granato would not be presented.

Commissioner Carter said the Commission meeting needs to conclude by 11:00 a.m. due to the Tax Supervising and Conservation Commission (TSCC) public hearing.

LEAVE OF ABSENCE

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

MINUTES

Commissioner Carter called for a motion to approve the minutes of the Regular Commission Meeting of May 11, 2016. Commissioner Chamberlain moved to approve the minutes. Commissioner Cuprill-Comas seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, Levy, Pearce, Tsuruta and Young voted in favor of the motion.

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 what has transpired 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 Cheryl Arpan for this month's safety message;
- Welcomed Michael Alexander and thanked him for his willingness to serve on the Commission;
- Environmental Protection Agency will be releasing the Proposed Site Plan today, which will give a timeline and cost for the Lower Willamette cleanup;
- The Troutdale Reynolds Industrial Park has been certified as a Regionally Significant Industrial Site by Business Oregon;
- Statewide visits to discuss the value and relevance of the Port is underway with the first visit to Albany on May 26;
- Westwood Shipping made its final call at Terminal 6 on May 21, but hopeful they will return when market dynamics improve;
- Delta Air Lines announced they will begin seasonal nonstop service to London beginning in May 2017;
- Next PDX Community Advisory meeting is scheduled for June 22; and
- Findings of the two-year Troutdale Airport Master Plan process will be presented to the Commission today. He thanked the 23 members of the Planning Advisory Committee (PAC) for their work in overseeing the process.

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

CONSENT AGENDA

No presentations were made for the following agenda items, which were brought before the Commission as the Consent Agenda.

Agenda Item No. 1

EQUIPMENT PROCUREMENT CONTRACT – STEEL DREDGE DISCHARGE PIPE – NAVIGATION DIVISION

BE IT RESOLVED, That approval is given to award an equipment procurement contract to fabricate and deliver steel dredge discharge pipe to Somarakis Helix Elbow Piping, LLC, 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.

Agenda Item No. 2**CONTRACT AMENDMENT – SOFTWARE AND HARDWARE MAINTENANCE AND SUPPORT AGREEMENT– PORTLAND INTERNATIONAL AIRPORT**

BE IT RESOLVED, That approval is given to amend the Software and Hardware Maintenance and Support Agreement with Rockwell Collins (formerly ARINC Incorporated) for Portland International Airport Common Use Passenger Processing Systems, in accordance with the terms set forth in this agenda item; 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. 3**PERSONAL SERVICES CONTRACTS – ON-CALL ENVIRONMENTAL SITE ASSESSMENT, SITE CHARACTERIZATION, AUDITING, SAMPLING AND REMEDIATION CONSULTING SERVICES**

BE IT RESOLVED, That approval is given to execute one personal services contract for On-Call Environmental Site Assessment, Site Characterization, Auditing, Sampling and Remediation Consulting Services with each of the following firms, for a total of four contracts: Anchor QEA, LLC; Apex Companies, LLC; Hart Crowser, Inc.; and Maul Foster & Alongi, 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.

Following the reading of the titles of the Consent Agenda by Commissioner Carter, Commissioner Levy 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, Pearce, Tsuruta and Young voted in favor of the motion.

ACTION ITEMSAgenda Item No. 4**PROPERTY SALE – 37.415 ACRES TO SPECHT DEVELOPMENT, INC. – GRESHAM VISTA BUSINESS PARK**

This agenda item requested approval to sell approximately 37.415 acres of vacant industrial land, designated as Lot 9 in the Gresham Vista Business Park, to Specht Development, Inc. Net developable acreage is estimated to be 35.517 acres. Based on this acreage, the total revenue to the Port of Portland as the result of the sale would be \$9,282,726.

Doug Smith presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to sell approximately 37.415 acres of vacant industrial land, known as Lot 9 in the Gresham Vista Business Park, to Specht Development, Inc.; 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 Tsuruta seconded the motion, which was put to a voice vote. Commissioners Alexander, Carter, Chamberlain, Cuprill-Comas, Levy, Pearce, Tsuruta and Young voted in favor of the motion.

Agenda Item No. 5

PROPERTY SALE – 28.74 ACRES TO TRAMMELL CROW PROPERTY DEVELOPMENT, INC. – GRESHAM VISTA BUSINESS PARK

This agenda item requested approval to sell approximately 28.74 acres of property, designated as Lots 1, 2 and 3 in the Gresham Vista Business Park, to Trammell Crow Property Development, Inc. The purchase price for the Property is \$7,825,100.

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

BE IT RESOLVED, That approval is given to sell approximately 28.74 acres of property, designated as Lots 1, 2 and 3 in the Gresham Vista Business Park, to Trammell Crow Property Development, 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 Pearce 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, Pearce, Tsuruta and Young voted in favor of the motion.

Agenda Item No. 6

GROUND LEASE WITH MAJ AIRPORT LLC – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to enter into a long-term ground lease agreement with MAJ Airport LLC, for development of a fueling station and travel center at Portland International Airport.

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

BE IT RESOLVED, That approval is granted to enter into a long-term ground lease agreement with MAJ Airport LLC to facilitate the construction of a retail fuel travel 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.

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, Pearce, Tsuruta and Young voted in favor of the motion.

Agenda Item No. 7

PUBLIC IMPROVEMENT CONTRACT AMENDMENT – CENTRAL UTILITY PLANT CHILLED WATER CAPACITY ADDITION PROJECT – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to amend an existing public improvement contract with Hoffman Construction Company of Oregon to construct the Central Utility Plant Chilled Water Capacity Addition project at Portland International Airport. The total value of this amendment is \$5,852,634.

George Seaman 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 of Oregon, to include the work scope set forth in this agenda item for the CUP Chilled Water Addition project at Portland International Airport, 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 Carter called for a motion to approve the Executive Director's recommendations. Commissioner Levy 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, Pearce, Tsuruta and Young voted in favor of the motion.

Agenda Item No. 8

TROUTDALE AIRPORT MASTER PLAN

This agenda item requested approval to submit the Troutdale Airport Master Plan, including an Airport Layout Plan with a 4,500-foot long runway, to the Federal Aviation Administration for its review and acceptance.

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

BE IT RESOLVED, That approval is given to submit the Troutdale Airport Master Plan, including an Airport Layout Plan with a 4,500-foot long runway, to the Federal Aviation Administration for its review and acceptance; 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.

State Representative Chris Gorsek, Troutdale Councilor Glenn White and Joe Smith, Oregon Pilot's Association, provided comments opposing the agenda item as submitted. Mr. Smith also submitted his written dissent. Troutdale Mayor Doug Daoust provided comments in support of the agenda item.

Commissioner Levy said the information presented and the process the staff and the PAC went through is above reproach and he does not recommend that we second-guess the community decision.

Commissioner Carter called for a motion to approve the Executive Director's recommendations. Commissioner Levy 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, Pearce, Tsuruta and Young voted in favor of the motion.

Two additional individuals signed up to provide public testimony, but due to the time constraint with the TSCC budget hearing, that testimony was not heard during the public meeting. Commissioner Carter said he would make himself available following the TSCC budget hearing. The testimony was heard, without a quorum present, immediately following the TSCC meeting.

The meeting adjourned at 11:16 a.m.

President

Assistant Secretary

Date Signed