

**MINUTES  
REGULAR COMMISSION MEETING  
THE PORT OF PORTLAND  
November 11, 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 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; Tom Chamberlain; Alice Cuprill-Comas; Diana Daggett 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, Levy, Pearce and Young, who were out of town. Commissioner Chamberlain moved to grant the leave of absence. Commissioner Daggett seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Cuprill-Comas, Daggett 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 October 14, 2015. Commissioner Daggett moved to approve the minutes. Commissioner Chamberlain seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Cuprill-Comas, Daggett and Tsuruta 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 Commission packet that is sent out with the Commission materials prior to the meeting. He takes advantage of this opportunity to talk about events of interest that have occurred over the course of the last month.

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

- A lot going on at the airport; the airport is busy, the parking garage is full occasionally and construction in the terminal is scheduled to begin soon;
- Thanked veterans working at PDX and the Port for their service;
- Trip report from the Governor's Trade Mission to Japan, China and Vietnam;

- Speaking at the Tri-State Grain Growers Convention in Spokane;
- Port participation in the legislative briefings in Salem regarding the Trade and Logistics Initiative;
- More than 900 people attended the Hillsboro Airport Air Fair;
- Port employees participated in a community service event at Heron Point Wetlands in Fairview; and
- The new concession agreements will be presented at the January Commission meeting.

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

### **GENERAL DISCUSSION**

#### **External Audit Results and Port of Portland Fiscal Year-End 2015 Financials**

Bob Burket, Controller, presented a high-level overview of the Fiscal Year 2015 financial performance, focusing on the Port's two major financial components: the General Fund and PDX. He also walked the Commission through the key line items of our statement of revenues and expenses.

Mike MacBryde, Partner, and Ryan Van Oostrum, Manager, the Port's auditors from PricewaterhouseCoopers, briefly reviewed the required communications and summarized the results of the audit.

#### **Citizen Noise Advisory Committee Annual Update**

Mark Clark, chair of the Citizen Noise Advisory Committee (CNAC), and Kelly Sweeney, vice chair of CNAC, presented CNAC's annual report, which included a brief overview of CNAC's membership, mission and role, highlights from 2015, and planned activities for 2016.

#### **Governor's Trade and Logistics Initiative**

Karen Goddin, Assistant Director, Economic Strategies & Policy Division for Business Oregon; Gary Roth, Marketing Director for Oregon Department of Agriculture; and Dan Smith, Tioga Group, provided an overview of Governor Brown's Trade and Logistics initiative. The initiative was launched in April to help Oregon farmers and manufacturers remain competitive in the global market while supporting longer term recovery of container service at Terminal 6.

### **CONSENT AGENDA**

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

Agenda Item No. 1

## CONSENT TO ENTERPRISE ZONE BOUNDARY CHANGES BY THE CITY OF TIGARD AND THE CITY OF LAKE OSWEGO

BE IT RESOLVED, That the Port of Portland Commission consents to a request by the City of Tigard and City of Lake Oswego to add 109 acres in Lake Oswego to the Tigard Enterprise Zone, located within Port of Portland district boundaries.

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

**ACTION ITEMS**Agenda Item No. 2

## PUBLIC IMPROVEMENT CONTRACT – TERMINAL BALANCING CONCOURSE E EXTENSION – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to award a public improvement contract in the amount of \$25,000,000 to Skanska Building USA Inc. to construct the initial phase of the Terminal Balancing Concourse E Extension Project at Portland International Airport.

Dan Gilkison presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to award a Construction Manager/General Contractor public improvement contract to Skanska Building USA Inc. for the construction of the Terminal Balancing Concourse E Extension 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 Chamberlain seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Cuprill-Comas, Daggett and Tsuruta voted in favor of the motion.

Agenda Item No. 3

## RESTATED AND EXTENDED GROUND LEASE – NUSSMEIER PROPERTY – SWAN ISLAND INDUSTRIAL PARK

This agenda item requested approval to enter into a restated and extended ground lease for the Nussmeier property, located at Swan Island Industrial Park, and to assign the new lease to Daimler Trucks North America following the sale of improvements to DTNA.

Scott Kilgo presented the Executive Director’s recommendations as follows:

BE IT RESOLVED, That approval is given to restate and extend the current Nussmeier ground lease at Swan Island Industrial Park and assign the new lease to Daimler Trucks North America, 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 Daggett seconded the motion, which was put to a voice vote. Commissioners Carter, Chamberlain, Cuprill-Comas, Daggett and Tsuruta voted in favor of the motion.

**PUBLIC COMMENT**

Michael Hall, an organizer for UniteHere Local 8, addressed the Commission regarding the termination of union supporters by World Duty Free/Hudson Group. The following people addressed the Commission regarding the benefits of being a union member and concerns over job losses as a result of the PDX concessions redevelopment program: Jennifer Graham, a representative of UniteHere Local 8; Joanna Rudolph, a representative of HMS Host/UniteHere; LaDesha Hall, a representative of Starbucks; and Jon Petty, a barista at Starbucks.

Katherine Lam, co-owner of Bambuza Restaurant, addressed the Commission regarding her positive experience operating at PDX and offered her assistance to new concessionaires in 2016.

Commissioner Carter said the Commission takes everyone’s comments seriously and that the Commission will keep those concerns in mind.

The meeting adjourned at 12:15 p.m.

\_\_\_\_\_  
President

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Date Signed