

**MINUTES
REGULAR COMMISSION MEETING
THE PORT OF PORTLAND
September 9, 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; Peter Bragdon; Tom Chamberlain; Diana Daggett; Bob Levy; Linda Pearce and Paul Rosenbaum. 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 Commissioner Holte, who was out due to personal reasons, and Commissioner Tsuruta, who was out of town. Commissioner Rosenbaum moved to grant the leave of absence. Commissioner Daggett seconded the motion, which was put to a voice vote. Commissioners Bragdon, Carter, Chamberlain, Daggett, Levy, Pearce and Rosenbaum voted in favor of the motion.

Commissioner Carter said this could be the last meeting for Commissioners Holte and Rosenbaum; the Governor has nominated their replacements and the Senate is scheduled to meet later in the month to confirm the nominations. Commissioner Carter thanked Commissioners Holte and Rosenbaum for their years of service to the Port.

MINUTES

Commissioner Carter called for a motion to approve the minutes of the Regular Commission Meeting of August 12, 2015. Commissioner Daggett moved to approve the minutes. Commissioner Chamberlain seconded the motion, which was put to a voice vote. Commissioners Bragdon, Carter, Chamberlain, Daggett, Levy, Pearce and Rosenbaum 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 included in the Commission packet that is sent out with the Commission materials prior to the meeting and he uses this opportunity to talk about events of interest that have occurred over the course of the last month.

- Thanked Commissioners Holte and Rosenbaum for their time and dedication to the Port Commission;
- Update of the Portland Superfund site and the Feasibility Study;
- Feedback from the Statewide trade and logistics meetings, which were held as part of the Governor's International Trade and Logistics Initiative;

- Report out on the Port's Seaport Celebration, which was held on August 15 at Terminal 4;
- City of Portland's renewal of the Port's Gold status for the Sustainability at Work award;
- Trammel Crowe has begun site preparation for Subaru's master distribution center at Gresham-Vista business park;
- New air service to Crescent City, California on PenAir will begin on September 15;
- Kick-off of the PDXmoments campaign in celebration of the airport's 75th anniversary;
- New tool added to the Port's social media tool box with the launch of a Port Instagram account; and
- Annual volunteer appreciation event held to thank airport's volunteers and entertainers.

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

GENERAL DISCUSSION

Greater Portland Inc. – GP2020 Strategic Plan and Great Portland Global Initiative

Janet LaBar, President and CEO of Greater Portland Inc, (GPI) provided an overview of GPI's jurisdiction, their role in the region and activities over the past year. She also provided a brief overview of the Greater Portland 2020 work, which is a blueprint of how we are going to grow the regional economy over the next 5 years.

FY2014-2015 Executive Director Performance

Commissioner Carter reviewed Mr. Wyatt's performance for Fiscal Year 2014-2015. He provided a brief overview of Mr. Wyatt's goals and objectives for the year, as well as his accomplishments. He gave Mr. Wyatt a consistently exceeds performance rating and a three-percent salary adjustment.

Mr. Wyatt provided comments in response to his performance review.

Les Ruark, a farmer from eastern Oregon, submitted written testimony regarding Mr. Wyatt's compensation.

PUBLIC COMMENT

Grace Amoo, a cabin cleaner for Menzies Aviation, provided written testimony and addressed the Commission regarding the need for a \$15 minimum wage.

Felisa Hagins, a representative of SEIU, addressed the Commission regarding statements made by Ms. Amoo. She also commented on the findings from the focus groups that were conducted by Fairbank, Maslin, Maullin, Metz & Associates (FM3).

GENERAL DISCUSSION CONT.

PDX Workplace Initiative

Curt Below, President and Chief Operating Officer of FM3, provided an overview of the methodology, key findings and recommendations from six focus groups. The focus groups were

conducted to assess the groups' perceptions of the Port and their experience of working/running businesses at PDX, the positives and negatives associated with working there, as well as the quality of work life at PDX. Mr. Wyatt provided comments regarding the Port's street pricing policy having the unintended consequence of lowering employee wages. Chris Czarnecki, General Manager of Business and Properties, discussed next steps for the PDX Workplace Initiative.

Darcy Holmquist, an employee of HMSHost/Starbucks, addressed the Commission regarding the benefits of unionizing and the need for a work retention policy.

Stefan Moritz, Political Director for UniteHere Local 8, addressed the Commission regarding his participation in the focus groups and his disappointment that a worker retention policy and labor peace policy were not included in FM3's final report.

Will Lukens, Business Representative/Organizer for the International Association of Machinists and Aerospace Workers District Lodge 24 and Greg Morris, a former employee of ABM Onsite Facility Services, addressed the Commission regarding unionizing efforts by the workers who maintain the baggage handling systems at PDX and Mr. Morris' termination by ABM.

CONSENT AGENDA

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

Agenda Item No. 1

APPOINTMENT AND DESIGNATION OF ASSISTANT TREASURERS

BE IT RESOLVED, That effective September 9, 2015, Bill Wyatt, Cynthia A. Nichol, Robert A. Burket, Lisa K. Fedeli, Suzanne M. Kenny and Cheryl Arpan are designated Assistant Treasurers of the Port of Portland Commission and shall perform such functions and duties as the Commission shall authorize from time to time; and

BE IT FURTHER RESOLVED, That all previous Assistant Treasurer designations be rescinded.

Agenda Item No. 2

PORT OF PORTLAND FIRE DEPARTMENT CIVIL SERVICE COMMISSION REAPPOINTMENT – PORTLAND INTERNATIONAL AIRPORT

BE IT RESOLVED, That approval is given to reappoint Robert Phillips to a four-year term as Port of Portland Fire Department Civil Service Commissioner, in accordance with Port of Portland Ordinance 425; 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

FOREIGN TRADE SUBZONE OPERATING AGREEMENT EXECUTION AND ACTIVATION CONCURRENCE – LAM RESEARCH CORPORATION – PORTLAND FOREIGN TRADE SUBZONE NO. 45H

BE IT RESOLVED, That the Port of Portland is authorized to enter into a Foreign Trade Subzone Operating Agreement with Lam Research Corporation for its management and operation of Foreign Trade Zone No. 45H; and

BE IT FURTHER RESOLVED, That the Port of Portland is authorized to grant the Port's written concurrence to U.S. Customs and Border Protection with respect to the activation of Foreign Trade Subzone No. 45H for Lam Research Corporation; 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. 4

FOREIGN TRADE ZONE OPERATING AGREEMENT EXECUTION AND ACTIVATION
CONCURRENCE – TRADE ZONE OPERATIONS, INC. – PORTLAND FOREIGN
TRADE ZONE NO. 45

BE IT RESOLVED, That the Port of Portland is authorized to enter into an Foreign Trade Zone Operating Agreement with Trade Zone Operations, Inc., for its management and operation of sites within Foreign Trade Zone No. 45; and

BE IT FURTHER RESOLVED, That the Port of Portland is authorized to grant the Port's written concurrence to U.S. Customs and Border Protection with respect to the activation of Foreign Trade Zone No. 45 for Trade Zone Operations, 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.

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

ACTION ITEMS

Agenda Item No. 5

AMENDMENT TO PUBLIC IMPROVEMENT CONTRACT FOR ENERGY EFFICIENCY
UPGRADES – PERFORMANCE SERVICES

This agenda item requested approval to amend an existing public improvement contract with Johnson Controls, Inc., for energy savings energy efficiency upgrades – performance services, to increase the contract amount by \$2,221,890 to fund planned energy conservation measures at Port of Portland facilities.

Franko Martinec presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to amend the existing public improvement contract with Johnson Controls, Inc. for energy efficiency upgrades, performance services, consistent with the terms presented to 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 Bragdon moved that the Executive Director's recommendations be approved. Commissioner Chamberlain seconded the motion, which was put to a voice vote. Commissioners Bragdon, Carter, Chamberlain, Daggett, Levy, Pearce and Rosenbaum voted in favor of the motion.

Agenda Item No. 6

PUBLIC IMPROVEMENT CONTRACT – EMERGENCY GENERATOR CONTROL SYSTEM UPGRADE – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to award a public improvement contract to Quality Plus Services to furnish and install a complete replacement of the Emergency Generator Control System in the Central Utility Plant at Portland International Airport.

Tom Peterson presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to award a public improvement contract for the Emergency Generator Control System Upgrade project at Portland International Airport to Quality Plus Services, 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 Bragdon moved that the Executive Director's recommendations be approved. Commissioner Chamberlain seconded the motion, which was put to a voice vote. Commissioners Bragdon, Carter, Chamberlain, Daggett, Levy, Pearce and Rosenbaum voted in favor of the motion.

Agenda Item No. 7

EXEMPTION FROM COMPETITIVE BIDDING FOR A CLASS OF PUBLIC IMPROVEMENT CONTRACTS USING THE JOB ORDER CONTRACTING PROJECT DELIVERY METHOD – PORT OF PORTLAND FACILITIES

This agenda item requested approval of an exemption from competitive bidding requirements for a class of public improvement contracts, enabling the Port of Portland (Port) to use a competitive request for proposals process to award up to three job order contracts (JOC) with three contractors (one JOC each) for various small-scale construction work at Port facilities.

Tom Peterson presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That the Port of Portland Commission, in its capacity as the Port of Portland Contract Review Board, approves the findings set forth in the attached Exhibit A, "Findings in Support of an Exemption from Competitive Bidding – Job Order Contracts Pilot Project – Port Properties and Facilities," dated September 9, 2015; and

BE IT FURTHER RESOLVED, That the Port of Portland Commission, in its capacity as the Port of Portland Contract Review Board, specifically exempts from competitive bidding the class of public improvement contracts to be awarded for the Job Order Contracts Pilot Project, consistent with the terms presented to the Commission.

Commissioner Carter recessed the Port of Portland Board of Commissioners and called to order the Port of Portland Contract Review Board.

Commissioner Carter called for a motion and second for approval of the findings in support of the exemption and approval to exempt from competitive bidding the public improvement contracts to be awarded for the Job Order Contracting Pilot Project. Commissioner Chamberlain moved to approve the findings and exemption. Commissioner Pearce seconded the motion, which was put to a voice vote. Commissioners Bragdon, Carter, Chamberlain, Daggett, Levy, Pearce and Rosenbaum voted in favor of the motion.

Commissioner Carter adjourned the Port of Portland Contract Review Board and called to order the Port of Portland Board of Commissioners.

The meeting adjourned at 12:22 p.m.

President

Assistant Secretary

Date Signed