

- DRAFT -

MINUTES REGULAR COMMISSION MEETING THE PORT OF PORTLAND September 12, 2018

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 Alice Cuprill-Comas, President, presiding; Mike Alexander; Tom Chamberlain; Bob Levy; Pat McDonald; Sean O'Hollaren; Linda Pearce and Gary Young. Also present were Curtis Robinhold, Executive Director, participating staff members and members of the public.

LEAVE OF ABSENCE

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

MINUTES

Commissioner Cuprill-Comas called for a motion to approve the minutes of the Commission Meeting of August 8, 2018. Commissioner Chamberlain moved to approve the minutes. Commissioner O'Hollaren seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, Levy, McDonald, O'Hollaren, Pearce and Young voted in favor of the motion.

EXECUTIVE DIRECTOR'S REPORT

Curtis Robinhold addressed the Commission and audience; his comments covered the following general topics:

- Welcomed the new Port employees in the audience;
- Acknowledged the Port's monthly safety champions and asked Stan Watters for this month's safety message;
- Noted the Marine team's annual upriver trip to Lewiston to meet with freight forwarders and other officials to keep an open dialogue around ways to assist shippers who could benefit from a barge service connection to Portland's shipping gateway;
- The Port is partnering with Environmental Protection Agency, Oregon Department of Environmental Quality and the Portland Harbor Community Advisory Group to host a Portland Harbor Public Forum and Open House to learn about current and planned work at the Portland Harbor Superfund site;

- Port leaders will be walking around the airport the week of September 16 to thank PDX workers for their role in helping to win *Travel + Leisure's*, "America's Best Airport" award for the sixth year in a row;
- The Hillsboro Airport will host the Oregon International Air Show, featuring the Canadian Forces Snowbirds, September 28-30; and
- Cindy Nichol, the Port's Chief Financial Officer since 2012, has been selected as the new Sacramento County director of airports. Her last day at the Port will be September 27. Dan Blaufus, General Counsel, will serve as the interim Chief Financial Officer, in addition to his general counsel responsibilities.

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

PUBLIC COMMENT

There were no public comments this month.

CONSENT ITEMS

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

Agenda Item No. 1

PROPERTY PURCHASE – ON SEMICONDUCTOR – GRESHAM VISTA BUSINESS PARK

BE IT RESOLVED, That approval is given to purchase approximately 20,500 square feet of property adjacent to the Gresham Vista Business Park from Semiconductor Components Industries, 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 any documents necessary to close the transaction described above on behalf of the Port of Portland Commission in a form approved by counsel.

Agenda Item No. 2

LEASE OF PROPERTY BY PORT OF PORTLAND – MARINE FACILITY MAINTENANCE

BE IT RESOLVED, That approval is given to enter into a new lease with Port Properties LLC for the Premises for continued use in connection with Port of Portland Marine Facility Maintenance operations, 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 Cuprill-Comas, Commissioner O'Hollaren moved to approve the recommendations. Commissioner Alexander seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, Levy, McDonald, O'Hollaren, Pearce and Young voted in favor of the motion.

ACTION ITEMS

Agenda Item No. 3

ADOPTION OF FISCAL YEAR 2018-2019 EXECUTIVE DIRECTOR PERFORMANCE CRITERIA

This agenda item requested that the Commission review and establish Fiscal Year 2018-2019 Executive Director Performance Criteria.

Commissioner Cuprill-Comas presented her recommendations as follows:

BE IT RESOLVED, That the Port of Portland Commission adopt the Executive Director Performance Criteria to be used for Fiscal Year 2018-2019.

Following the presentation, there were questions and comments from the Commissioners.

Commissioner Cuprill-Comas called for a motion to approve the recommendations. Commissioner Chamberlain moved that the recommendations be approved. Commissioner Young seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, Levy, McDonald, O'Hollaren, Pearce and Young voted in favor of the motion.

Agenda Item No. 4

PUBLIC IMPROVEMENT CONTRACT – NORTH TERMINAL HEATING HOT WATER PIPING UPGRADES – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to award a public improvement contract for construction services to Harder Mechanical Contractors, Inc., for the North Terminal Heating Hot Water Piping Upgrades project at Portland International Airport in the amount of \$3,509,479.

Alan Dakessian presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to award a public improvement contract for construction services for the North Terminal Heating Hot Water Piping Upgrades project at Portland International Airport to Harder Mechanical Contractors, Inc., 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 Cuprill-Comas called for a motion to approve the recommendations. Commissioner Chamberlain moved that the recommendations be approved. Commissioner Pearce seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, Levy, McDonald, O'Hollaren, Pearce and Young voted in favor of the motion.

Agenda Item No. 5

PERSONAL SERVICES CONTRACT – ENVIRONMENTAL ASSESSMENT FOR 13R-31L
RUNWAY SAFETY AREA IMPROVEMENTS – HILLSBORO AIRPORT

This agenda item requested approval to award a personal services contract for environmental assessment and preliminary engineering services to WSP USA, Inc., for the 13R-31L Runway Safety Area Improvements National Environmental Policy Act project at Hillsboro Airport in the amount of \$1,396,561.

Isabella Bejarano presented the Executive Director’s recommendations as follows:

BE IT RESOLVED, That approval is given to award a personal services contract for environmental assessment and preliminary engineering services for the 13R-31L Runway Safety Area Improvements project at Hillsboro Airport to WSP USA, Inc., 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.

Following the presentation, there were questions and comments from the Commissioners.

Commissioner Cuprill-Comas called for a motion to approve the recommendations. Commissioner Chamberlain moved that the recommendations be approved. Commissioner Young seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, Levy, McDonald, O’Hollaren, Pearce and Young voted in favor of the motion.

Agenda Item No. 6

PROPERTY AND EASEMENT SALE – BONNEVILLE POWER ADMINISTRATION –
TROUTDALE REYNOLDS INDUSTRIAL PARK

This agenda item requested approval to sell to Bonneville Power Administration approximately 22.27 acres (Lot 11) and 40.09 acres (Lot 12) and to sell easements over 5.3 acres (SDIL-COR-1 Easement) and 2.7 acres (BDR-1-A-1 Easement) in the Open Space between Lots 11 and 12 (Property) located in the Troutdale Reynolds Industrial Park. The total purchase price for the Property sale and easements is \$8,404,007 (\$6,305,527, Lot 11; \$1,750,000, Lot 12; and \$348,480, Easements).

Ken Anderton presented the Executive Director’s recommendations as follows:

BE IT RESOLVED, That approval is given to sell approximately 62.36 acres of property and to grant easements over approximately 8 acres of property in the Troutdale Reynolds Industrial Park to Bonneville Power Administration, 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 purchase and sales agreements and any documents necessary to consummate the transaction contemplated on behalf of the Port of Portland Commission in a form approved by counsel.

Commissioner Cuprill-Comas called for a motion to approve the recommendations. Commissioner Chamberlain moved that the recommendations be approved. Commissioner Pearce seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, Levy, McDonald, O'Hollaren, Pearce and Young voted in favor of the motion.

The meeting adjourned at 10:11 a.m.

President

Assistant Secretary

Date Signed