

**MINUTES  
REGULAR COMMISSION MEETING  
THE PORT OF PORTLAND  
September 12, 2007**

In response to due notice, the regular meeting of the Commissioners of the Port of Portland was held at 9:00 a.m. in the Commission Boardroom of the Port's administrative offices at 121 N.W. Everett Street.

**QUORUM**

Commissioners present were Mary Olson, Vice President, presiding; Ken Allen; Bruce Holte; Paul Rosenbaum; Bill Thorndike; Junki Yoshida and Grant Zadow. Also present were Bill Wyatt, Executive Director; participating staff members; and representatives of the public.

**LEAVE OF ABSENCE**

Commissioner Olson called for a motion to grant a leave of absence to Commissioners Corey and Johansen, as they were out of town. Commissioner Rosenbaum moved to grant the leave of absence. Commissioner Thorndike seconded the motion, which was put to a voice vote. Commissioners Allen, Holte, Olson, Rosenbaum, Thorndike, Yoshida and Zadow voted in favor of the motion.

Commissioner Olson noted this would be the last Commission meeting for Commissioners Yoshida and Zadow as their terms expire at the end of the month. She said their combined tenure on the Port Commission totaled 20 years; Commissioner Zadow served for eight years and Commissioner Yoshida served for twelve years. Commissioner Olson highlighted the many accomplishments during their tenure. She said their hard work is appreciated and they will be missed.

Commissioner Zadow said he has enjoyed serving on the Port Commission. He said he has had the honor of seeing the changing of the guard for the executive director. He said Commissioners give their time and talent to make the Commission work well. Commissioner Zadow said the Port is a well-run operation and a sustainable part of the City of Portland and the State of Oregon.

Commissioner Yoshida said it has been an honor to serve with Mr. Wyatt the past six years. He said when Mr. Wyatt was hired he said he was committed to changing the culture of the Port, and he did that. Commissioner Yoshida said Mr. Wyatt has an excellent staff and because of his clear direction, the Port is a different organization.

**MINUTES**

Commissioner Olson called for a motion to approve the minutes of the Regular Commission Meeting of August 8, 2007. Commissioner Holte moved to approve the minutes. Commissioner Allen seconded the motion, which was put to a voice vote. Commissioners Allen, Holte, Olson, Rosenbaum, Thorndike, Yoshida and Zadow voted in favor of the motion.

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Wyatt said October 1 represents his sixth anniversary at the Port, and Commissioners Olson, Yoshida and Zadow are the last Commission members who were here when he was hired. He said he has enjoyed his time at the Port immensely; the part he enjoys as much as any is working with the Commission. Mr. Wyatt said he appreciates the support Commissioners Yoshida and Zadow have shown to him, Port staff and the organization. It means a great deal to the staff to know that the work they are doing is supported and appreciated by the Port Commission. Mr. Wyatt thanked Commissioners Yoshida and Zadow for all they have done.

Mr. Wyatt provided a brief overview of the community activities the Port has been involved with during the past month. He said the third annual SeaPort Celebration at Terminal 6 was a huge success. Mr. Wyatt thanked Teresa Carr for all her hard work to make the event so successful. He also thanked the ILWU for providing the food and the Port staff who volunteered their time. Mr. Wyatt said SeaPort Celebration is a unique opportunity for us to show our facilities to the community and to educate them about what we do.

Mr. Wyatt said a Port delegation traveled to Dallas to meet with Burlington Northern Santa Fe (BNSF). He said they did this because BNSF is a very important element of our freight-related activity in the metropolitan area. They have enormous operations on our property and they provide a very important service to our most important customers. Mr. Wyatt said they met with all levels of the organization to discuss the issues that are important to them and to our customers. He said the meetings were successful and they hope to have a similar meeting with the Union Pacific.

Mr. Wyatt said Horizon Air has grounded all Q400 aircraft because of landing gear issues that similar planes have experienced in Europe. He said there will be some impacts to Portland, but primarily to the Portland-Seattle shuttle.

Commissioner Olson called for a motion to approve the Executive Director's report. Commissioner Holte moved to approve the Executive Director's Report. Commissioner Yoshida seconded the motion, which was put to a voice vote. Commissioners Allen, Holte, Olson, Rosenbaum, Thorndike, Yoshida and Zadow voted in favor of the motion.

## **GENERAL DISCUSSION**

### **2007 Legislative Review**

Annette Price, State Affairs Manager, presented a brief overview of the leadership of the 2007 legislative session. She discussed the key issues that were addressed during the session, including the state budget, education funding, creation of a rainy-day fund, transportation and ethics reform.

Ms. Price said in terms of the Port of Portland agenda, her principal focus was ConnectOregon II, which was reauthorized at \$100 million. In the transportation arena, transportation funding, as defined by the road package, stalled. However, there was an extraordinary effort that raised the level of awareness about road funding which we will capitalize on as we go forward and look towards the 2009 session.

Ms. Price said she would be following the ConnectOregon II rulemaking and application process. She said we are actively involved at the staff level determining what projects we will submit. Ms. Price said she is actively participating in the transportation funding work groups and will track and monitor the Legislative interim committee work. She noted she has been appointed to the Ethics Commission Advisory Committee for Senate Bill 10.

### **ACTION ITEMS**

#### **Agenda Item No. 1**

##### **GROUND LEASE AMENDMENT – POLLIN HOTELS, LLC, D.B.A. HAMPTON INN**

This agenda item requested approval of an amendment to a ground lease with Pollin Hotels, LLC, d.b.a. Hampton Inn, to add additional land to the leased premises.

Matthew Hoffman presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to amend the ground lease with Pollin Hotels, LLC, d.b.a. Hampton Inn, on the terms and conditions described herein; 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 Zadow moved that the Executive Director's recommendations be approved. Commissioner Holte seconded the motion, which was put to a voice vote. Commissioners Allen, Holte, Olson, Rosenbaum, Thorndike, Yoshida and Zadow voted in favor of the motion.

#### **Agenda Item No. 2**

##### **PERSONAL SERVICES CONTRACT – DEICING SYSTEM ENHANCEMENTS – DESIGN AND EXEMPTION FROM COMPETITIVE BIDDING**

This agenda item requested approval of a personal services contract for the design of the deicing system enhancements at Portland International Airport. In addition, this agenda item requested a specific exemption from competitive bidding under the Port's Contract Review Board Rules to select a construction manager/general contractor to build the deicing system enhancements.

George Seaman presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to award a contract for the design of deicing system enhancements at Portland International Airport to Camp Dresser & McKee, Inc., in accordance with its proposal; and

BE IT FURTHER 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 "Deicing System Enhancements, Portland International Airport – Findings in Support of an Exemption from Competitive Bidding," dated July 19, 2007; 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 construction contract for the Deicing System Enhancement Project, 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 Allen moved that the Executive Director’s recommendations be approved to award a contract to Camp Dresser & McKee, Inc. Commissioner Rosenbaum seconded the motion, which was put to a voice vote; Commissioners Allen, Holte, Olson, Rosenbaum, Thorndike, Yoshida and Zadow voted in favor of the motion.

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

Commissioner Olson called for a motion and second to approve the findings in support of the Exemption from Competitive Bidding, as set forth in Exhibit A. Commissioner Rosenbaum moved to approve the findings. Commissioner Holte seconded the motion, which was put to a voice vote. Commissioners Allen, Holte, Olson, Rosenbaum, Thorndike, Yoshida and Zadow voted in favor of the motion.

Commissioner Olson called for a motion and second for approval to exempt from competitive bidding the construction contract for the Deicing System Enhancement Project. Commissioner Holte moved that the Executive Director’s recommendation be approved. Commissioner Allen seconded the motion, which was put to a voice vote. Commissioners Allen, Holte, Olson, Rosenbaum, Thorndike, Yoshida and Zadow voted in favor of the motion.

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

Agenda Item No. 3

CONTRACT – AIRPORT WAY REHABILITATION AND WIDENING PROJECT – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to enter into a contract with CH2M HILL for professional engineering services to design the Airport Way Rehabilitation and Widening Project at Portland International Airport.

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

BE IT RESOLVED, That approval is given to award a contract for professional engineering services for the Airport Way Rehabilitation and Widening Project at Portland International Airport to CH2M HILL, 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 Zadow moved that the Executive Director’s recommendations be approved. Commissioner Allen seconded the motion, which was put to a voice vote. Commissioners Allen, Corey, Holte, Olson, Thorndike, Yoshida and Zadow voted in favor of the motion. Commissioner Rosenbaum declared a conflict of interest and abstained from voting.

Agenda Item No. 4

CONTRACT – BERTH 607 APRON, BOLLARD AND DOLPHIN REPAIRS – MARINE TERMINAL 6

This agenda item requested approval to award a contract to perform additional repairs and upgrades to the Berth 607 floating auto dock at Terminal 6. This dock is primarily used to import Honda vehicles for distribution throughout the western and central United States.

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

BE IT RESOLVED, That approval is given to award a contract for repairs and upgrades to the Berth 607 floating auto dock at Terminal 6 to Advanced American Construction, 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 Holte moved that the Executive Director’s recommendations be approved. Commissioner Zadow seconded the motion, which was put to a voice vote. Commissioners Allen, Holte, Olson, Rosenbaum, Thorndike, Yoshida and Zadow voted in favor of the motion.

The meeting adjourned at 10:28 a.m.

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President

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Assistant Secretary

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Date Signed

A complete audio recording of these proceedings is available at the Port of Portland administrative offices, 121 N.W. Everett Street, Portland, Oregon 97209.

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