



AGENDA*
Regular Commission Meeting
April 12, 2023
9:30 a.m.

The Board of Commissioners of the Port of Portland will hold its monthly meeting in the Chinook Room on the 8th floor of the Port of Portland Headquarters Building, located at 7200 N.E. Airport Way in Portland, Oregon 97218. The meeting will also be held virtually for those Commissioners, members of the public, presenters and staff unable to attend in person.

The meeting will be streamed live on the Port's website and YouTube channel. Written public comments can be submitted via email at testimony@portofportland.com. If you wish to provide live testimony, you may do so in person, or you may send an email with your first and last name to testimony@portofportland.com and you will be provided with a link to testify via MS Teams. The deadline to sign up for live testimony via MS Teams is noon on the day prior to the Port of Portland Commission Meeting.

Minutes

Approval of Minutes: Regular Commission Meeting – March 8, 2023

Executive Director

Approval of Executive Director's Report – March 2023

Public Comments

Consent Items

1. EAST PORTLAND ENTERPRISE ZONE REAUTHORIZATION *EMERALD BOGUE*
Requests consent to a reauthorization of the East Portland Enterprise Zone, located within Port of Portland boundaries.
2. ON-CALL MARINE MAINTENANCE SERVICES CONTRACTS – *RYAN MILKOWSKI*
PORT OF PORTLAND MARINE FACILITIES
Requests approval to award two contracts for on-call marine maintenance services as-needed at Port of Portland marine facilities.
3. PORT OF PORTLAND FIRE DEPARTMENT CIVIL SERVICE *ROB MATHIS*
COMMISSION APPOINTMENT – PORTLAND INTERNATIONAL AIRPORT
Requests approval to appoint Kurt Schatz to a four-year term as a Port of Portland Fire Department Civil Service Commissioner.

*Certain discussion, consent and agenda items may contain forecasts/estimates. Actual results may differ.

4. HILLSBORO RIGHT OF WAY PROJECT – GRANTS OF RIGHTS OF WAY AND EASEMENTS – HILLSBORO AIRPORT

STEPHEN WINKLE

Requests approval to enter into an agreement granting rights of way and easements to the City of Hillsboro for use in intersection improvements adjacent to the Hillsboro Airport and making corresponding adjustments to the ground leases with ROIC Hillsboro LLC and Litchfield LLC.

Action Item

5. TERMINAL CORE CONCESSIONS LEASES – PORTLAND INTERNATIONAL AIRPORT

KAITLIN HUNTER

Requests approval to enter into 21 new concession leases at Portland International Airport.

General Discussion

Economic Overview

MIKE WILKERSON

Public Hearing

Port of Portland Fiscal Year 2023-24 Proposed Budget

*ANTOINETTE CHANDLER
FRAN BREEDING*

EAST PORTLAND ENTERPRISE ZONE REAUTHORIZATION

April 12, 2023

Presented by: Emerald Bogue
Director
Policy and Regional Affairs**REQUESTED COMMISSION ACTION**

This agenda item requests consent to a reauthorization of the East Portland Enterprise Zone, located within Port of Portland (Port) boundaries, to provide an incentive to encourage existing or new companies to invest and create jobs within the zone.

BACKGROUND

The Enterprise Zone program was enacted by the Oregon Legislature in 1985. In the 2005 legislative session, the statute for the Enterprise Zone program, ORS 285C.065, was changed to require the governing bodies of port districts to consent by resolution to Enterprise Zone applications by a city or county within the boundaries of the port. This change was requested to ensure coordination of economic development activities within port districts. Since then, the Port Commission routinely receives requests from jurisdictions as they move forward with Enterprise Zone re-designations and/or boundary changes.

The Enterprise Zone program allows a 100 percent property tax abatement for up to five years on new qualified capital assets of eligible businesses within the enterprise zone boundary. Land, existing structures and existing machinery and equipment are not eligible for the abatement. State program requirements include increasing employment by 10%, or one job, whichever is greater; maintaining minimum employment levels during the abatement period; and entering into a "First Source Hiring Agreement" with Worksource Oregon, an agreement by the employer to use the Oregon Employment Department through Worksystems, Inc., as its first source from which to hire qualified candidates before hiring from other sources.

The East Portland Enterprise Zone was originally established in 2017 and was amended in 2019 during a realignment of the Portland and East Portland E-Zones. The program continues to assist local companies with expansion opportunities.

The East Portland Enterprise Zone program participants include the following companies:

- A&K Designs
- Bridgetown Natural Foods
- City of Roses Disposal
- Cook Security
- Cummins
- FXI Inc.
- KeHe Distributors
- Leatherman

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- Morel Ink
- Olympia Meats
- Revant Optics
- Salt & Straw
- The Home Depot
- Toast
- United Parcel Service
- Viewpoint Software
- Young's Market
- Z Haus LLC

Since 2015, companies have:

- Invested in capital or procured goods and services totaling \$873,000,000;
- Created 1,645 new jobs according to a 2021 snapshot;
- Paid \$28 per hour average wages and offered total compensation of \$36.34 per hour; and
- Collectively in both the Portland and East Portland E-Zones, provided \$8,000,000 for local non-profits, businesses and workers through Prosper Portland programs such as the Inclusive Business Resource Network, Economic Opportunity Program, NextGen, and others.

Most recently, on September 13, 2017, the City Council ultimately adopted (through Resolution No. 37321) amendments to the E-Zone policy that would increase requirements for wages/compensation, procurement plans, and institutionalizing additional public benefits through formal agreements between participating businesses and Prosper Portland. As such, the current E-Zone policy provides numerous community benefits through its innovative partnership and business practices, including:

- Institutionalization of public benefits agreements as more companies agree to invest in business culture change activities that create opportunities for a diverse, locally grown workforce;
- Job seekers from across the socioeconomic and demographic spectrum access quality employment opportunities;
- Direct funding for programs such as the Inclusive Business Resource Network and Mercatus and a direct connection between businesses using the E-Zone program and businesses and entrepreneurs from historically disadvantaged communities; and
- Infrastructure for new initiatives such as Portland Means Progress, which is mirroring efforts in the E-Zone to create new partnerships and pipelines for businesses owned by members of historically disadvantaged communities and business culture change with the end goal of creating more equitable and inclusive businesses in Portland.

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FINANCIAL IMPACT

Under the current levy, the Port will forgo approximately \$0.0701 per \$1000 of *future* assessed value until the end of the exemption period of each participating company (i.e., three-to-five years). The impact on Port property tax revenue is expected to be minimal. For example, foregone tax revenue to the Port is approximately \$8,763 over a five-year period on a \$25 million investment. Upon completion of the exemption period, the property will be fully taxed. On March 8, 2023, the Prosper Portland Commission requested that the Portland City Council reauthorize the East Portland Enterprise Zone for 10 years and directed staff to submit an application to the State of Oregon. The City of Portland is scheduled to hear the request on May 10, 2023. The City of Portland has requested that the Port provide a resolution consenting to this re-authorization.

EXECUTIVE DIRECTOR'S RECOMMENDATION

The Executive Director recommends that the following resolutions be adopted:

BE IT RESOLVED, That the Port of Portland Commission consents to the reauthorization of the East Portland Enterprise Zone, located within Port of Portland boundaries, to provide an incentive to encourage existing or new companies to invest and create jobs within the zone; 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.

**ON-CALL MARINE MAINTENANCE SERVICES CONTRACTS – PORT OF PORTLAND
MARINE FACILITIES**

April 12, 2023

Presented by: Ryan Milkowski
Engineering Project Manager**REQUESTED COMMISSION ACTION**

This agenda item requests approval to award two contracts for on-call marine maintenance services as-needed at Port of Portland (Port) marine facilities.

BACKGROUND

The Port's marine facilities incorporate sacrificial fender systems that protect both vessels and the wharf or dock structure from damage while at berth. Through normal degradation, regular operations, and vessel docking operations, individual wharf and fender elements become damaged or broken. The Port assesses fender systems annually and rehabilitates the most critical areas during the limited in-water work periods allowed by regulatory authorities. By maintaining the fender system elements, the wharf is protected from structural damage and can remain in operation.

The Port secures contracts through a variety of contracting methods in accordance with its purchasing guidelines and procedures, including on-call services. The Port engineering department currently has several on-call contracts for a variety of services, such as general contracting, architectural, civil engineering and marine maintenance services. For marine maintenance services, the Port has determined that awarding multiple on-call contracts to qualified firms is more efficient than issuing a new contract solicitation each time services are needed. In addition, on-call contracts give the Port needed flexibility to administer its marine maintenance program, given the limited in-water work periods and increasing usage of the marine facilities.

SCOPE OF WORK

Marine maintenance services mainly include removing and replacing wharf hardware such as wales and chocks, and protective fender piles. Other services may also be required, such as emergency repairs of other marine-related infrastructure.

CONTRACT SOLICITATION

The Port issued a competitive Request for Proposals (RFP) on **January 4, 2023**, seeking qualified contractors to provide the services. Two firms submitted proposals, which were evaluated by a panel of five Port employees representing the engineering and marine maintenance departments. The panel also obtained input from the Port's Small Business Development Program for its evaluation. Evaluation criteria included:

ON-CALL MARINE MAINTENANCE SERVICES CONTRACTS – PORT OF PORTLAND
MARINE FACILITIES

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- Qualifications and Experience
- Cost
- Safety Record
- Small business participation
- Social equity considerations

Both proposers were selected for a contract award, as follows:

- Bergerson Construction, Inc.
- HME Construction, Inc.

Small Business Participation

The RFP allows for small business participation goals to be established before each task order is issued. In collaboration with the Small Business Development Program, Port staff will review each scope of work for small business utilization opportunities, and the contractor may be required to propose a small business utilization plan for that work. Approved participation goals will be incorporated into the task order and become a contractual obligation.

Social Equity Considerations

The social equity evaluation criterion referenced above includes the following considerations: commitment to company social responsibility, workforce demographics and measurable steps to ensure a diverse internal workforce and commitment to community involvement.

CONTRACT TERMS; FUNDING

Each contract has a maximum term of five years. Work will be performed through individual task orders that specify the scope of work, schedule and compensation terms. Services may be provided at any Port marine facility. Each task order will be funded under the applicable project budget.

Payment will be based on negotiated rates established at the time of contract award. The contracts will not include a maximum dollar amount for all services during their term, but each task order will fix a maximum compensation limit for each scope of work. The Port's Contracts and Procurement Manager will be delegated the necessary contracting authority to sign task orders.

SCHEDULE

RFP solicitation and selection	January – March, 2023
Commission action (approve contract awards)	April 12, 2023
Finalize contracts	May 2023
Contract term starts	May 2023
Contract term ends	May 2028

EXECUTIVE DIRECTOR'S RECOMMENDATION

The Executive Director recommends that the following resolutions be adopted:

BE IT RESOLVED, That approval is given to award contracts for on-call marine maintenance services to Bergerson Construction, Inc., and HME Construction, 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.

**PORT OF PORTLAND FIRE DEPARTMENT CIVIL SERVICE COMMISSION APPOINTMENT –
PORTLAND INTERNATIONAL AIRPORT**

April 12, 2023

Presented by: Rob Mathis
Fire Chief**REQUESTED COMMISSION ACTION**

This agenda item requests approval to appoint Kurt Schatz to a four-year term as a Port of Portland (Port) Fire Department Civil Service Commissioner.

BACKGROUND

The Port maintains a civil service system for the Fire Department, in accordance with the requirements of Oregon law. It is administered by a three-member board of Civil Service Commissioners, who serve without pay. The three Commissioners' responsibilities include administering the civil service system in matters relating to recruitment, testing and selection of fire fighters, and hearing matters of discipline or appeals brought before them.

Mr. Schatz is a former Lieutenant with 25 years of service with Portland Fire and Rescue. In his more than 30-year career as a firefighter/paramedic, he served the communities of Molalla and Lake Oswego before joining the City of Portland in 1994. Mr. Schatz retired from the fire service in 2020 and currently resides in Wilsonville, Oregon.

If approved, Mr. Schatz will replace outgoing Commissioner Fabian Jackson on the Civil Service Commission. Mr. Jackson resigned on March 9, 2023.

EXECUTIVE DIRECTOR'S RECOMMENDATION

The Executive Director recommends that the following resolutions be adopted:

BE IT RESOLVED, That approval is given to appoint Mr. Kurt Schatz to a four-year term as Port of Portland Fire Department Civil Service Commissioner, in accordance with Port of Portland Ordinance 462-R; 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.

**HILLSBORO RIGHT OF WAY PROJECT – GRANTS OF RIGHTS OF WAY AND EASEMENTS
– HILLSBORO AIRPORT**

April 12, 2023

Presented by: Stephen Winkle
Aviation Real Estate Manager

REQUESTED COMMISSION ACTION

This agenda item requests approval of a Purchase and Sale Agreement granting rights of way and easements to the City of Hillsboro (City) for use in intersection improvements at NE 25th/Cornell and NE Brookwood/Cornell, adjacent to the Hillsboro Airport, and making corresponding adjustments to two Port of Portland (Port) shopping center ground leases with ROIC Hillsboro LLC (ROIC) and Litchfield Cornell Square LLC (Litchfield).

BACKGROUND

The City seeks to complete roadway safety and efficiency enhancements in the vicinity of the Hillsboro Airport for the benefit of the local community. The Hillsboro Right-of-Way Projects, as depicted below, include widening and improving the intersections at 25th/Cornell and Brookwood/Cornell through the addition of lanes, relocation of utilities, upgrades to signals and control equipment, replacement of sidewalks and other improvements. The proposed work incorporates Federal Aviation Administration (FAA) grant-encumbered Port property, requiring a combination of dedications and easements from the Port and corresponding adjustments to the shopping center ground leases with ROIC and Litchfield. Work at 25th/Cornell is planned to begin in approximately July 2023 with minor impact and restoration to the Port maintenance facility parking lot, and minor impacts to the ROIC and Litchfield's leases. The Brookwood/Cornell work will occur in a later year not yet determined as part of broader intersection improvements that will likely result in additional coordinated Port land acquisitions. The City seeks Port cooperation on current and future roadway and safety improvements. The Port will be compensated the fair market value of the rights of way and easements in compliance with FAA requirements.



KEY TRANSACTION DETAILS

Agreements: Purchase and Sale Agreement (PSA) with the City, allowing for roadway and intersection improvements, grants of six rights of way, four easements and two ground lease amendments.

Property: Rights of way: 33,869 square feet
Easements: 12,941 square feet

Value: \$759,423 paid to Port for rights of way and easements

Closing: Closing to occur promptly following signing of the PSA

EXECUTIVE DIRECTOR'S RECOMMENDATION

The Executive Director recommends that the following resolutions be adopted:

BE IT RESOLVED, That approval is given to sign and execute the Purchase and Sale Agreement granting rights of way and easements to the City of Hillsboro, and making corresponding adjustments to the ground leases with ROIC Hillsboro LLC and Litchfield Cornell Square LLC, consistent with the terms presented to the Commission; and

BE IT FURTHER RESOLVED, That the Executive Director or his designee is authorized to sign and execute the necessary documents on behalf of the Port of Portland Commission in a form approved by counsel.

TERMINAL CORE CONCESSIONS LEASES – PORTLAND INTERNATIONAL AIRPORT

April 12, 2023

Presented by: Kaitlin Hunter
Sr. Manager, Concessions and
Customer Experience**REQUESTED COMMISSION ACTION**

This agenda item requests approval to enter into 21 new concession leases with the following businesses:

- All About Foods Group, Inc. dba Country Cat (The Country Cat)
- Blue Star Doughnuts LLC (Blue Star)
- Bottle & Press LLC (Straightaway Cocktails)
- Caper's Café and Catering Co. dba Capers Bistro (Capers Bistro)
- Columbia Brands USA LLC (Columbia Sportswear)
- Freeland Spirits LLC (Freeland Spirits)
- Grassa PDX LLC (Grassa)
- Kure PDX LLC (Kure)
- Latrelle's Gallery LP dba Stumptown (Stumptown Coffee)
- Lola Bee LLC (Lola's Café)
- Loyal Legion PDX LLC (Loyal Legion)
- Paper Epiphanies, Inc. (Paper Epiphanies)
- Pendleton Woolen Mills, Inc. (Pendleton Woolen Mills)
- Pilot House PDX LLC (Pilot House)
- Portland Gear LLC (Portland Gear)
- Portland Roasting Holding LLC (Portland Coffee Roasters; two locations)
- Nice Jet LLC dba Sizzle Pie (Sizzle Pie)
- Smith Teamaker LLC (Smith Teamaker)
- SSP America PDX LLC dba Oven & Shaker (Oven & Shaker)
- The Marshall Retail Group LLC dba Hello from Portland (Hello from Portland)

BACKGROUND

The Terminal Core project includes 21 new concessions spaces, both pre-security (4 spaces) and post-security (17 spaces), spanning two phases of construction. In order to construct the new building, the project has, or will, displace several existing concessionaires with remaining contractual terms from areas impacted by construction. To honor these commitments, replacement locations in the new facility were directly negotiated. In an effort to bring in new local businesses and maintain current relationships, a varied approach to leasing has been implemented with a combination of direct negotiations with existing concessionaire tenants (11), and Requests for Proposals for new concessionaires (10).

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In addition to the overall concept and design, the leasing effort focused on several priorities: shared prosperity, quality employer involvement, small and disadvantaged business participation, and sustainability. Deliverables addressing each of these priorities were submitted by proposers in response to the RFP and influenced the scoring process. Proposal sections covering shared prosperity, quality jobs, sustainability, and small business participation were heavily weighted in the RFP scoring method, and the commitments made by proposing businesses will be incorporated into each lease as contractual obligations to ensure follow-through.

At an average of \$1,000 per square foot for food and beverage spaces and \$500 per square foot for retail spaces, build-out costs are generally the largest barrier to entry for concessionaires at PDX. In order to reduce this barrier for small and disadvantaged businesses, the Port of Portland (Port) has re-evaluated business terms, provided a build-out credit, and will install exhaust infrastructure for food and beverage locations. These incentives are in addition to numerous changes that have been made to reduce the cost associated with submitting proposals through the RFP process, such as eliminating the proposal bonds and allowing proposers to submit only one response for multiple locations.

REQUEST FOR PROPOSAL PROCESS

In Spring 2022, the Concessions Development team launched an expansive outreach campaign to recruit interest in PDX business opportunities and participation in the RFP. To ensure that the opportunities were widely publicized, a multi-faceted outreach project was developed that included the following components: RFP landing page, “meet the maker” vignettes, paid media ads, social media campaign, direct outreach to local brands, more than 100 individual meetings with business owners, direct outreach to local minority chambers of commerce, and information sessions.

The capstone marketing component for this solicitation was a complete redesign and rewrite of the RFP document itself. This redesign humanized the document by creating a more approachable look and feel. The goal of this rewrite was to reduce one of the many barriers to entry in the RFP process, the process itself, which can be intimidating and overwhelming to smaller businesses. The new document also served as an example of the layout and aesthetic expected of resulting proposals, which has proven extremely effective. The marketing campaign and redesign of the document resulted in 43 proposals for 14 locations.

To further the focus on community involvement, the Concessions Development team recruited three local civic partners to participate on the RFP Selection Committee. Partners include representatives from the PDX Community Advisory Committee, Travel Oregon, and the Oregon Restaurant and Lodging Association (ORLA).

During the month of February, a seven-member Selection Committee consisting of both internal and external stakeholders reviewed the proposals, and with input from Port subject-matter experts, selected the top proposer for each location based on the evaluation criteria listed in the following table:

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Criteria	Weight
Concept	30%
Design/construction	20%
Employees and Shared Prosperity	25%
Disadvantaged Businesses	10%
Finances	15%

The proposed lease location for each business, as recommended by the Selection Committee and for which this agenda item seeks approval, is shown in the following graphic.



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KEY BUSINESS TERMS

Locations:

Food and Beverage

T2TG64 (Pre-Security Counter Service Restaurant); approx. 1,500 SF
T3TG92, T3TK95, T3TK85 (Mezzanine Full Service Restaurant); 7,787 SF
C20584, C20588 (South Hall Counter Service Restaurant); approx. 1,726 SF
C20119 (South Hall Limited Counter Service Restaurant); approx. 608 SF
C20127 (South Hall Counter Service Restaurant); approx. 1,082 SF
C20515 (South Hall Full Service Restaurant); approx. 2,749 SF
D20412 (North Hall Limited Counter Service Restaurant); approx. 730 SF
D20557 (North Hall Counter Service Restaurant); approx. 2,032 SF
D20151 (North Hall Full Service Restaurant); approx. 2,768 SF
D20410 (North Hall Counter Service Restaurant); approx. 777 SF
D20128 (North Hall Limited Counter Service Restaurant); approx. 983 SF

Coffee

T2TM64 (Pre-Security Coffee); approx. 1,497 SF
T2TC88 (South Hall Coffee); approx. 1,094 SF
D20126 (North Hall Coffee); approx. 983 SF

Retail

T2TL84 (Pre-Security Retail); approx. 1,021 SF
T2TH82 (Pre-Security Retail); approx. 1,007 SF
T2TA34 (South Hall Retail); approx. 1,000 SF
C20152, C20174 (South Hall Retail); approx. 1,744 SF
T2TQ73 (North Hall Retail); approx. 970 SF
T2TR91 (North Hall Retail); approx. 1,094 SF
T2TR73 (North Hall Retail); approx. 970 SF

Term Length:

The lease term for food and beverage concession locations is 10 years, and retail is seven years. The leases will commence on June 1, 2024, for Phase I locations, and January 1, 2026, for Phase II locations.

Rent:

North and South Hall locations percentage rent calculated as follows:

Quick Service Restaurant

10% (\$0 – \$600,000)
12% (\$600,000.01 – \$1,000,000)
14% (\$1,000,000.01 +)

Full Service Restaurant & Bar

11% (\$0 – \$1,000,000)
13% (\$1,000,000.01 – \$1,500,000)
15% (\$1,500,000.01 +)

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Coffee

14% (\$0 – \$600,000)

16% (\$600,000.01 – \$1,000,000)

18% (\$1,000,000.01 +)

Retail

10% (\$0 – \$800,000)

12% (\$800,000.01 – \$1,200,000)

14% (\$1,200,000.01 +)

Pre-Security locations percentage rent calculated as follows:

Quick Service Restaurant

6% (\$0 – \$600,000)

8% (\$600,000.01 – \$1,000,000)

10% (\$1,000,000.01 +)

Full Service Restaurant & Bar

10% Food & Retail

16% Hard Alcohol

Retail

6% (\$0 – \$800,000)

8% (\$800,000.01 – \$1,200,000)

10% (\$1,200,000.01 +)

Tenant Investment: Total combined tenant investments are estimated to exceed \$30 million. Midterm refurbishment will be due for each location at the Port's discretion.

Open Dates: Phase I – First day the Western Expansion is open for operation, approx. June 1, 2024.
Phase II – First day North/South Halls are open for operation, approx. January 1, 2026.

Opening Incentive: If concessionaire is open for business on or before the date identified above, or a mutually agreed upon later date, concessionaire will receive a 50% reduction of the first three months of rent due.

Standard Terms: Other lease terms for performance metrics, quality assurance, sustainability, street pricing, customer service, cleanliness and operational efficiencies will also be included. Utilities are metered and billed on consumption and storage is billed by the square foot for post-security locations as needed.

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Financial Impacts: The locations listed above will generate an estimated \$50 million in sales per year with revenue to the Port at approximately \$6 million per year. Over the life of these leases, the revenue to the Port will be approximately \$55 million.

Small Business Participation: ACDBE goals established for the RFP were 15% for food and beverage locations, and 20% for the retail locations.

ACDBE Commitments:

- Capers Bistro – 100% Self-Certified
- Country Cat (AAFG) – 100% Self-Certified
- Freeland Spirits – 100% Self-Certified
- Stumptown Coffee (Latrell's) – 100% Self-Certified
- Oven & Shaker (SSP America) – 20% Joint Venture with Byrd Retail Group
- Hello from Portland (MRG) – 20% Joint Venture with Hello from Portland and Bambuza Hospitality Group
- Lola's Café – 16% Joint Venture with Uplift Nutritionist

Women/Minority Owned:

- Capers Bistro – Woman Owned
- Stumptown (Latrell's) – Minority Owned
- Country Cat (AAFG) – Minority Owned
- Paper Epiphanies – Woman Owned
- Blue Star – Woman Owned
- Freeland Spirits – Woman Owned

Employees/Shared Prosperity: The 21 companies awarded locations will employ approximately 500 people at PDX. In order to ensure these are high quality jobs, proposers were required to submit a Quality Employer Plan. These plans include proposers' commitments to employee relations; diversity, equity, and inclusion; compensation; paid time off benefits; health care and other benefits; training; advancement opportunities; and safety policies and programs.

In addition to the Quality Employer Plan, proposers were required to explain how their business shares prosperity throughout the community. The Quality Employer Plan and shared prosperity description were evaluated together and accounted for 25% of the overall score. The Quality Employer Plan provided as part of the RFP will be incorporated into each of the leases as a contractual obligation.

EXECUTIVE DIRECTOR'S RECOMMENDATION

The Executive Director recommends that the following resolutions be adopted:

BE IT RESOLVED, That approval is given to enter into a total of 21 new concession leases, 11 with the concessionaires identified above resulting from direct negotiations and 10 with the successful proposers identified above from the 2022 Concessions Request for Proposal 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.