- DRAFT -

MINUTES
REGULAR COMMISSION MEETING
THE PORT OF PORTLAND
April 12, 2023

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, and virtually for those Commissioners, members of the public, presenters and staff unable to attend in person. The meeting was streamed live on the Port's website and YouTube channel.

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; Katy Coba; Katherine Lam; Richelle Luther; Meg Niemi; Ketan Sampat and Stuart Strader. Also present were Curtis Robinhold, Executive Director, and participating staff members.

MINUTES

Commissioner Alexander called for a motion to approve the minutes of the Regular Commission Meeting of March 8, 2023. Commissioner Alexander moved to approve the minutes. Commissioner Lam seconded the motion, which was put to a voice vote. Commissioners Alexander, Coba, Cuprill-Comas, Lam, Luther, Niemi and Sampat 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 employees following along on the Port's YouTube channel;
- Acknowledged the monthly safety champions and asked Dan Pippenger for this month's safety message;
- Noted the Port was a participant on the Semiconductor Competitiveness Task Force, which informed the recommendations leading to the passage of Senate Bill 4. He said the legislation established $210 million in grant and loan programs to promote and expand Oregon's semiconductor and advanced manufacturing industry sectors and their associated supply chains, the bulk of which can be used to acquire and develop land for new facilities and carry out research. The legislation helps Oregon leverage the unprecedented federal dollars available;
- Said a new 600-square-foot play area, donated by the Tillamook County Creamery Association, opened on Concourse E last month; and
- Noted an employee-only interfaith prayer room recently opened pre-security on the north side of PDX.

Commissioner Cuprill-Comas called for a motion to approve the Executive Director's Report. Commissioner Coba moved to approve the Executive Director's Report. Commissioner Luther seconded the motion, which was put to a voice vote. Commissioners Alexander, Coba, Cuprill-Comas, Lam, Luther, Niemi, Sampat and Strader voted in favor of the motion.

PUBLIC COMMENT

Blaine Ackley, a resident of Hillsboro, addressed the Commission regarding lead emissions from aircraft at Hillsboro Airport and asked that the Port place public health warning signs around the perimeter of the airport.

Miki Barnes, a resident of Banks, addressed the Commission regarding several concerns pertaining to Hillsboro Airport and requested that the Commission hold town hall meetings in the jurisdictions impacted by noise, pollution, and safety and security risks generated by Port airports. Her written statement is attached to the minutes.

CONSENT ITEMS

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

Agenda Item No. 1

EAST PORTLAND ENTERPRISE ZONE REAUTHORIZATION

> 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.

Agenda Item No. 2

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

> 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.

Agenda Item No. 3

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

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.

Agenda Item No. 4

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

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.

Following the reading of the titles of the consent items by Commissioner Cuprill-Comas, there were comments from the Commission. Commissioner Strader moved to approve the recommendations. Commissioner Luther seconded the motion, which was put to a voice vote. Commissioners Alexander, Coba, Cuprill-Comas, Lam, Luther, Niemi, Sampat and Strader voted in favor of the motion.

ACTION ITEM

Commissioner Lam, owner of Bambuza, said she has an interest in any action that affects the company, and therefore, declared an actual conflict of interest. She said she did not participate in the concession selection process and would not participate in the discussion or the vote for agenda item No. 5.

Commissioner Luther, Executive Vice President, Corporate Affairs, and Chief Human Resources Officer of Columbia Sportswear Company, said she has an interest in any action that affects the company, and therefore, declared an actual conflict of interest. She said she did not participate in the concession selection process and would not participate in the discussion or the vote for agenda item No. 5.

Agenda Item No. 5

TERMINAL CORE CONCESSIONS LEASES – PORTLAND INTERNATIONAL AIRPORT

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

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

Kaitlin Hunter presented the Executive Director's recommendations as follows:

> 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.

The following provided comments in support of the agenda item: Victoria Venturi, Paper Epiphanies; Kurt Huffman, Chefstable; Joe Buck and Katy Alstat, Lola's Café; Jill Kuehler, Freeland Spirits; and Marcus Harvey, Portland Gear.

Following the comments from the concessionaires, there were comments from the Commission.

Commissioner Cuprill-Comas called for a motion to approve the recommendations. Commissioner Alexander moved that the recommendations be approved. Commissioner Coba seconded the motion, which was put to a roll call vote. Commissioners Alexander, Coba, Cuprill-Comas, Niemi, Sampat and Strader voted in favor of the motion.

GENERAL DISCUSSION AND PUBLIC HEARING

Economic Overview

Mike Wilkerson, Senior Economist with ECONorthwest, provided an overview of the region's economic outlook.

Following the presentation there were questions and comments from the Commission.

Fiscal Year 2023-2024 Proposed Budget

Fran Breeding, Director of Financial Planning & Analysis, discussed the Portwide budget assumptions; reviewed the total Port operating revenues and expenses; and provided a budget summary for aviation, marine and industrial development.

Following the presentation there were questions and comments from the Commission.

Public Hearing – Proposed Budget for Fiscal Year 2023-2024

Following Ms. Breeding's presentation, Commissioner Cuprill-Comas opened a public hearing for the purpose of taking testimony on the Port's proposed Budget for Fiscal Year 2023-2024.

There was no public testimony pertaining to the Port's Fiscal Year 2023-2024 budget and Commissioner Cuprill-Comas closed the public hearing.

The meeting adjourned at 11:43 a.m.

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President

_____
Assistant Secretary

_____
Date Signed

Date: April 12, 2023

Topic: Hillsboro Airport

To: Port of Portland Board of Commissioners

President Cuprill-Comas and Commission Members,

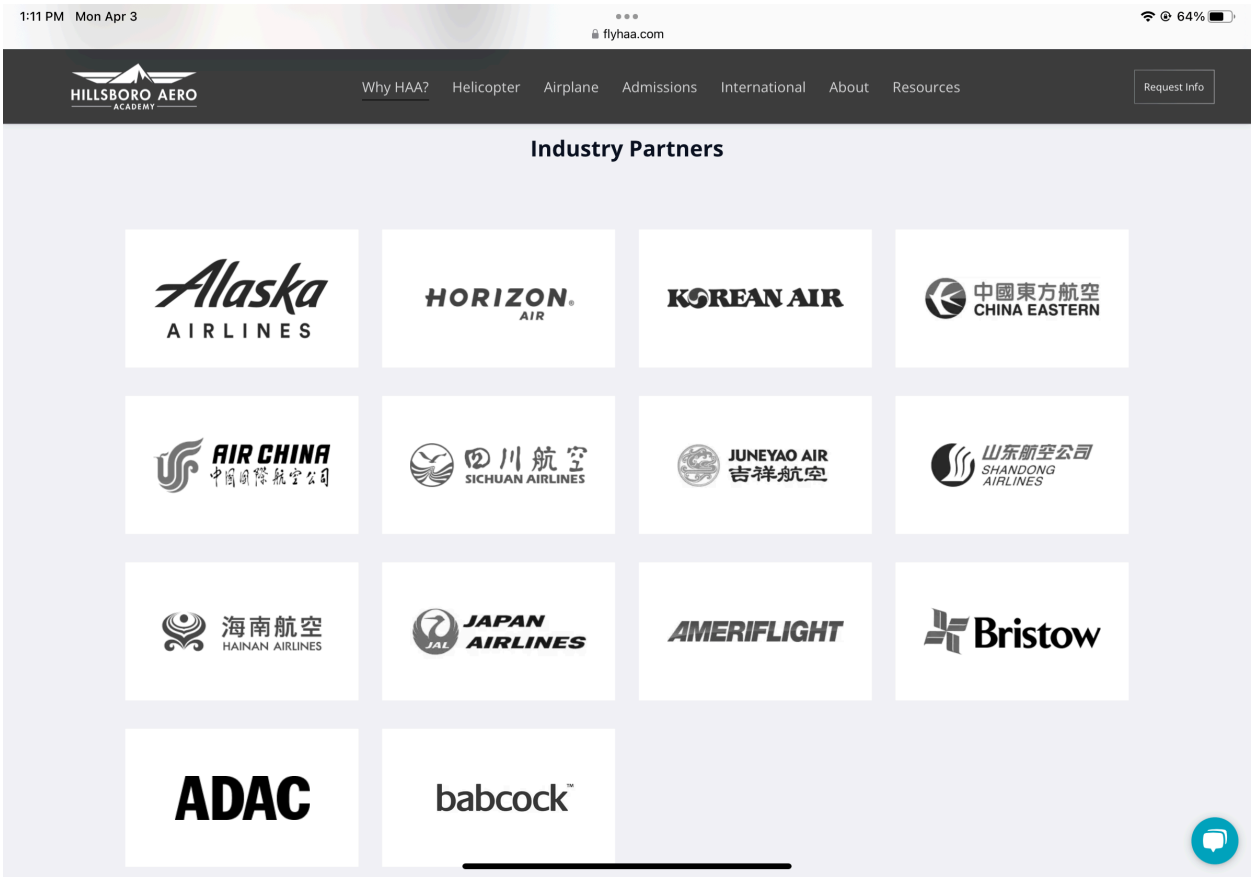
Thank you for this opportunity to present comments.

My name is Miki Barnes. I have lived in Washington County for 30 years.

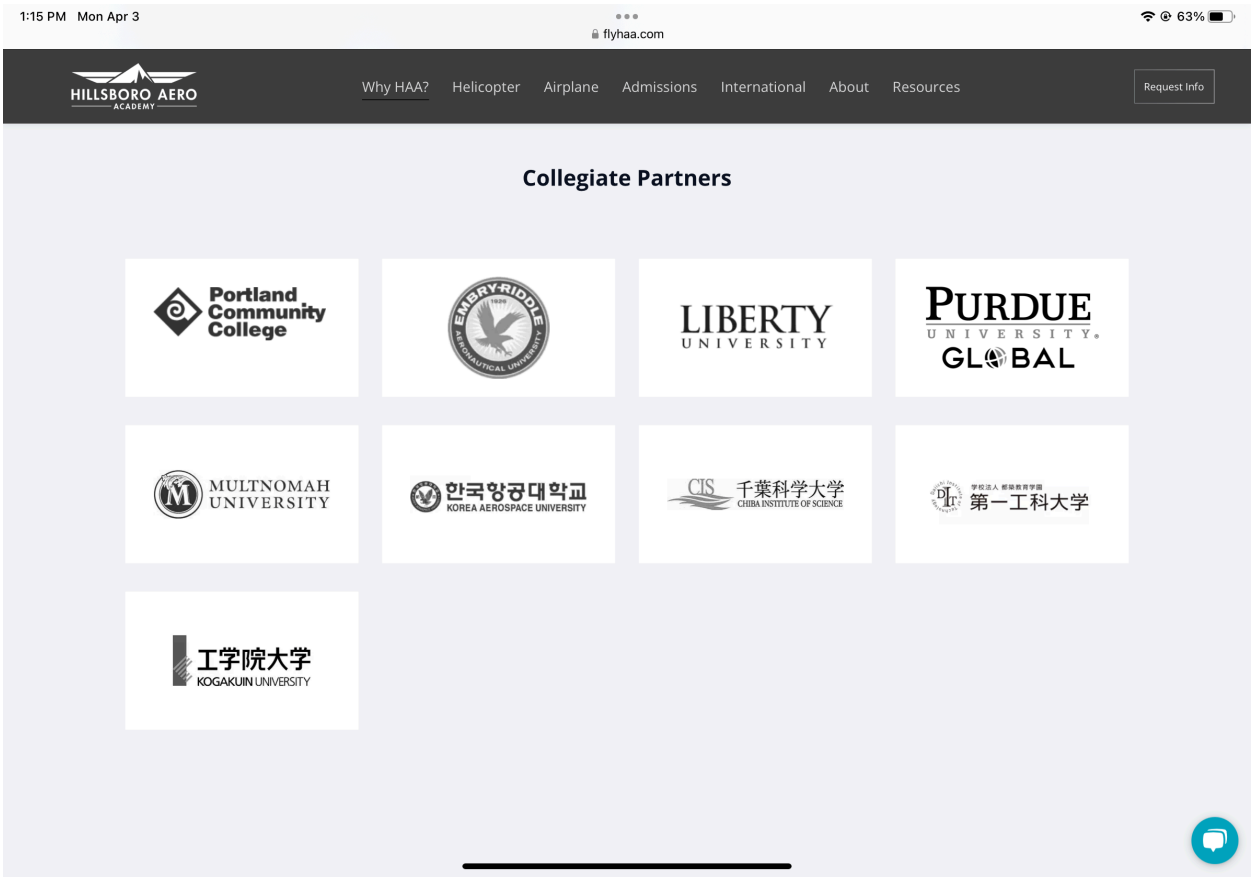
Though the Port of Portland has municipality status on par with a city or county, the members of the commission are appointed rather than elected. As a result board members seldom interact with the residents impacted by their decisions. In the interest of democratic engagement, I would like to encourage direct communication with the public by providing email addresses and phone numbers of all board members and by holding town hall meetings in the jurisdictions impacted by the noise, pollution, safety and security risks generated by Port of Portland owned and operated airports.

Hillsboro Airport is one of the top lead polluting airports in the country. It ranks 8th among 20,000 airports nationwide. Largely due to the flight training and private pilots who use this airport, Washington County is the most lead polluted jurisdiction in the state.

A glance at the Hillsboro Aero Academy (HAA) website reveals that the flight school does not serve the local community. Instead it primarily caters foreign interests and out-of-state aviation businesses. HAA acknowledges that two-thirds of their students are from overseas. Of the 14 industry partners listed, six are Chinese airlines: China Eastern, Hainan, Air China, Sichuan, Shandong, and Juneyao. Two others are from the Asian Pacific - Korean Air and Japan Airlines. Three are European companies: ADAC, Bristow and babcock. Alaska Air and Horizon are headquartered in Washington State while Ameriflight is based in Texas.



A similar pattern is evident with their 9 collegiate partners: 3 are Japanese universities and one is Korean.



In addition to Hillsboro Aero Academy, ATP provides flight training at HIO. Where do ATP's students originate from? How many are from the local community? How many from outside the state? How many from overseas?

These same questions apply to Hagele Aviation.

The public has a right to know who is circling their homes and neighborhoods while polluting their air, degrading their livability, compromising their heath, and exposing them to serious safety and security risks, especially in light of recent reports that flight schools around the globe may well be training pilots on behalf of the Chinese military.

Repurposing the Hillsboro Airport

The community could be better served by repurposing the airport. North Plains with a population of 3500 residents, currently occupies 576 acres. Nearly two towns this size could fit on the Hillsboro Airport site.

Orenco Station was developed on 209 acres. Four communities this size could fit on the land now occupied by HIO.

According to their website, Reed's Crossing in Hillsboro is located on 463 acres. Plans for this development include 2,458 single family homes, 1,406 multi family homes, over 30 acres of mixed use commercial space, a 21 acre park, and a 23 acre greenway. The site further notes, "Reed's Crossing is intentionally designed to promote long term well-being of people, place, and the community as a whole." Due to high noise volumes, lead emissions and other toxic pollutants, the same cannot be said for the Hillsboro Airport. In any case, you could fit two communities the size of Reed's Crossing into the space where HIO is now located.

Please include these written comments in the minutes.

Thank you.

Miki Barnes
Banks, Oregon