Port of Portland

AGENDA*
Regular Commission Meeting
February 11, 2026
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.

Subject to successful streaming, the Board of Commissioners also plans to provide access to the meeting virtually on the Port's website and YouTube channel for those Commissioners, members of the public, presenters and staff unable to attend in person.

Written public comments can be submitted via email at testimony@portofportland.com. If you submit comments in writing, they will be distributed to all Commissioners for their review. 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. Please limit your comments to two minutes. The deadline to sign up for live testimony via MS Teams is noon on February 10.

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**Minutes**

Approval of Minutes: Regular Commission Meeting – January 14, 2026

**Executive Director**

Approval of Executive Director's Report – January 2026

**General Discussion**

TSA Acknowledgement — *KATHLEEN MCDONALD, TSA Federal Security Director*

Black History Month — *APRIL MURCHINSON*

**Consent Item**

1. GROUND LEASE EXTENSION AND AMENDMENT – FLITELINE CONDOMINIUM HANGAR OWNERS ASSOCIATION – HILLSBORO AIRPORT — *JEFF HELLER*

   Requests approval of an extended and amended ground lease with Fliteline Condominium Hangar Owners Association for the lease of hangars at Hillsboro Airport.

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

**Action Item**

2. PUBLIC IMPROVEMENT CONTRACT – BASIN 1 SUBAREA STORMWATER IMPROVEMENTS – PORTLAND INTERNATIONAL AIRPORT — *MAHSA ESHGHI*

   Requests approval to award a public improvement contract to Nutter Corporation for the Basin 1 Subarea Stormwater Improvements project at Portland International Airport.

**Public Comments**

Port of Portland

Agenda Item No. 1

GROUND LEASE EXTENSION AND AMENDMENT – FLITELINE CONDOMINIUM HANGAR OWNERS ASSOCIATION – HILLSBORO AIRPORT

February 11, 2026

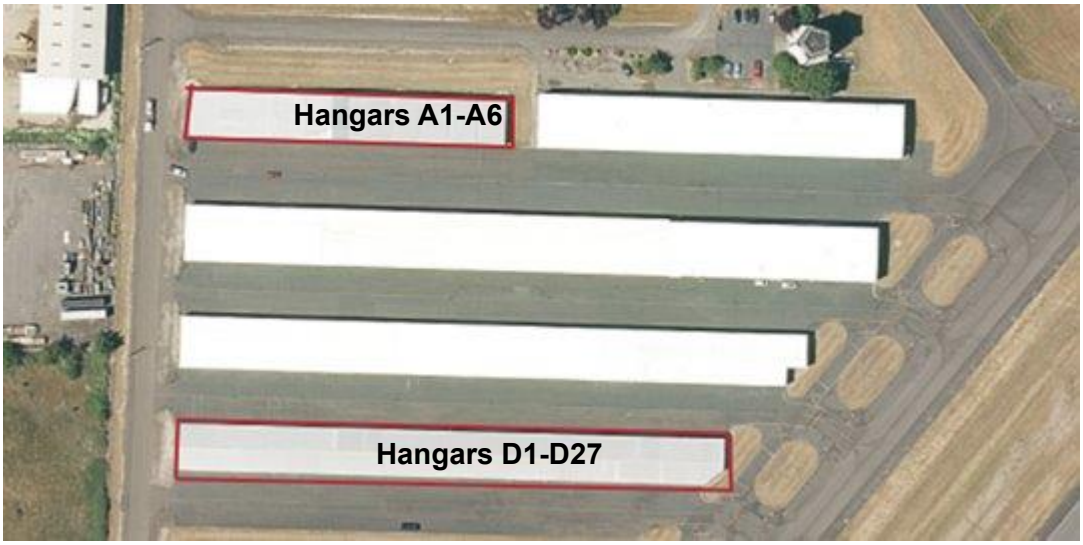
Presented by: Jeff Heller
Airside Leasing Manager

## REQUESTED COMMISSION ACTION

This agenda item requests approval of an extended and amended ground lease with Fliteline Condominium Hangar Owners Association (Fliteline Condominium) for the lease of Hangars 2955 (Row A1-A6 and Row D1-D27, consisting of six box hangars and 27 T hangars) at Hillsboro Airport.

## BACKGROUND

The proposed transaction contemplates an extended and amended ground lease. The transaction will extend the existing lease for 30 years, charge a reversion deferral fee (RDF) of $1,500,000, and update certain terms, including construction, maintenance, insurance, and environmental provisions. The RDF is for the existing tenant-built improvements, made in lieu of the Port of Portland (Port) taking reversion of the buildings and charging facility rent, and will be paid in equal monthly installments of $7,627 through the end of the extension period. Upon execution, the annual rent will continue at the current ground rental rate of $0.65 per square foot, totaling $40,774 per year, and Flightline Condominium will remain responsible for the maintenance and repair of the premises and the adjacent pavement allowing access to taxiways. The RDF was established through an independent third-party appraisal.



## KEY TRANSACTION DETAILS

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|---|---|
| Agreements: | Ground lease extension and amendment with Fliteline Condominium. |
| Term extension: | 30 years |
| Land: | 1.3 acres (57,406 square feet) |
| Rent: | Annual rent of $40,774, adjusted every three years to Fair Market Value. |
| Reversion deferral fee: | $1,500,000, payable in equal monthly installments of $7,627 through the end of the 30-year extension period. |
| Maintenance and repair: | Tenant responsible for all facility maintenance and repair; upon lease termination, the Port may elect to assume ownership of the hangars or require the tenant to remove them. |
| Total value (RDF + rent): | $4,512,683 paid to the Port. |
| Closing: | Transaction to close promptly following Commission approval. |

## 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 ground lease amendment with Fliteline Condominium Hangar Owners Association, for the amendment and extension of the lease of the Hangars 2955 (Row A1-A6 and Row D1-D27) premises within the Hillsboro Airport, 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.

Port of Portland

Agenda Item No. 2

PUBLIC IMPROVEMENT CONTRACT – BASIN 1 SUBAREA STORMWATER IMPROVEMENTS – PORTLAND INTERNATIONAL AIRPORT

February 11, 2026

Presented by: Mahsa Eshghi
Engineering Project Manager

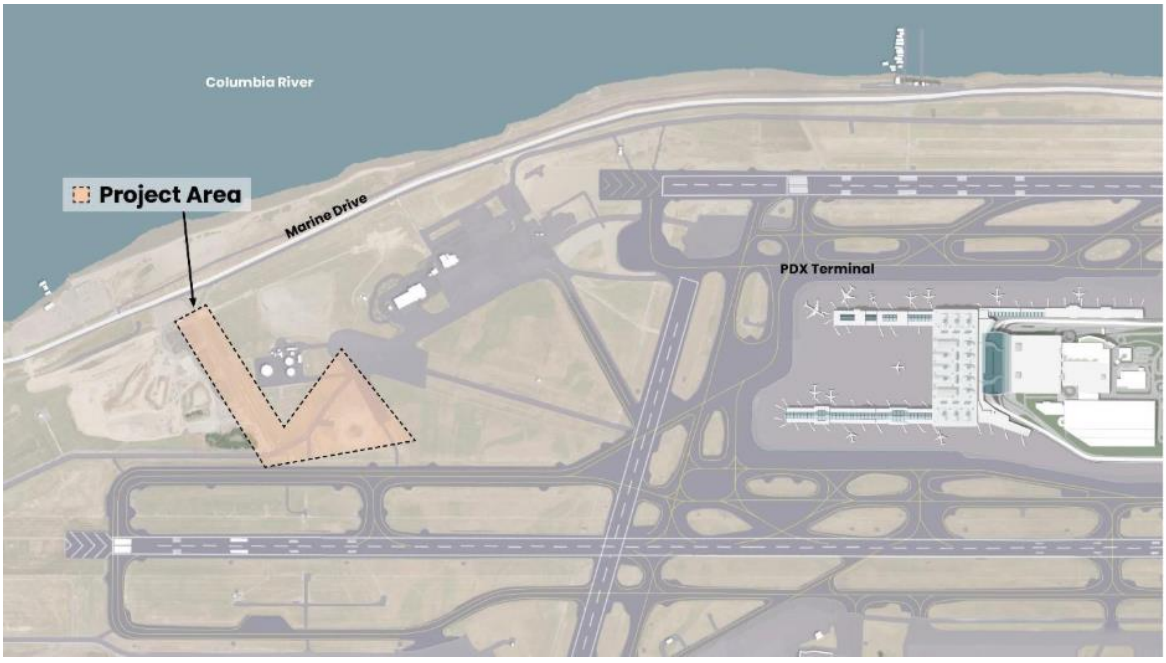
## REQUESTED COMMISSION ACTION

This agenda item requests approval to award a public improvement contract to Nutter Corporation for the Basin 1 Subarea Stormwater Improvements project at Portland International Airport (PDX) in the amount of $2,940,525.

## BACKGROUND

PDX's stormwater infrastructure is divided into eight major stormwater basins. Basin 1 is the largest and westernmost drainage basin. The basin is comprised of both piped and channelized conveyances.

This project will replace a portion of the Basin 1 Stormwater system in an area containing pipes and infrastructure that are more than 80 years old with an indication of structural and capacity deficiencies. The proposed improvements involve replacing all stormwater pipes and manholes within the project area as shown in the graphic below. The new infrastructure will be constructed as part of the Port of Portland's (Port) stormwater collection system and to provide a useful service life of 75 years or more.



## CONTRACT SCOPE OF WORK

This contract includes the following key scopes of work:

- Replace existing stormwater pipes, manholes and inlets.
- Restore pavement along trench lines after stormwater pipe installation.
- Haul unsuitable soil and asphalt to an approved landfill.
- Groundwater dewatering, storage and management.

## SCHEDULE

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|---|---|
| Preliminary design | April 2024 – December 2024 |
| Design | January 2025 – December 2025 |
| **Commission approval (award public improvement contract)** | **February 11, 2026** |
| Construction | June 2026 – September 2026 |

## CONTRACT SOLICITATION

### Solicitation Results

The Port procured this public improvement contract through a competitive sealed-bidding solicitation under Oregon Revised Statutes, Chapter 279C. The solicitation was advertised on December 1, 2025, and bids were opened on January 7, 2026. Nutter Corporation submitted the lowest responsive bid.

The bids were as follows:

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|---|---|
| Nutter Corporation | $2,940,525.00 |
| Tapani, Inc. | $3,079,845.80 |
| Moore Excavation, Inc. | $3,317,066.00 |
| K&E Excavating, Inc. | $3,389,211.50 |
| Coffman Excavation | $3,725,047.10 |
| Interlaken, Inc. | $4,186,136.00 |
| Apex Mechanical LLC | $4,249,540.76 |
| Landis & Landis Construction, LLC | $4,444,240.20 |
| Goodfellow Bros. LLC | $4,508,106.50 |

| | |
|---|---|
| MJ Hughes Construction | $4,826,299.00 |
| Kerr Contractors Oregon, LLC | $4,894,385.30 |
| Engineer's Estimate | $3,750,841.70 |

**BUDGET**

| | |
|---|---|
| **Public improvement contract (construction)** | **$2,941,000** |
| Personal contracted services | $2,400,000 |
| Port staff and contracted services | $1,339,000 |
| Contingency | $1,600,000 |
| Total budget | $8,280,000 |

The contingency, representing 19% of the project cost, is considered reasonable given unknown site conditions in the work area.

The project costs will be funded by the shared Airline Cost Center and Port Cost Center.

**EXECUTIVE DIRECTOR'S RECOMMENDATION**

The Executive Director recommends that the following resolutions be adopted:

BE IT RESOLVED, That approval is given to award a public improvement contract for the Basin 1 Subarea Stormwater Improvements projects at Portland International Airport to Nutter Corporation, 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.