



EXECUTIVE DIRECTOR'S REPORT
TO THE
PORT OF PORTLAND COMMISSION
FOR FEBRUARY 2025

OCCUPATIONAL SAFETY & HEALTH REPORT

Port of Portland January 2025 safety performance resulted in fewer Workers' Compensation claims reported as compared to last year. There was one reported injury incident that resulted in a workers' compensation claim. There were also five property damage cases and five near-miss incidents reported. All incidents were analyzed with actions defined to prevent recurrence, which are being tracked to completion.

Monthly Report of Safety Incidents

Aviation Operations

One near-miss incident:

- A Parking Control Representative (PCR) issued a written warning to a driver on the upper roadway. After placing the warning on the driver's windshield, the driver got out of the vehicle, grabbed the warning, approached the PCR from behind and attempted to put the ticket in the chest pocket of the PCR's vest. Police responded to the event.

One non-recordable incident:

- A firefighter was on wildland fire deployment. While exiting the cab of the fire engine, the firefighter slipped and fell onto his knee, suffering a contusion. The injured knee was checked by a doctor. Use three points of contact when exiting large vehicles.

Headquarters

One near-miss incident:

- Two non-employees showed up unscheduled to the headquarters reception area. They were hostile to reception staff while asking to see representatives from Risk Management. Staff phoned for support and safety responded to assist in deescalating the situation and arrange a meeting with Risk Management.

Rental Car Center

Two near-miss incidents:

- A PDX employee witnessed improper pedestrian crossing by a tenant. The tenant crossed the north lower roadway to catch a shuttle, but was not in a designated crosswalk. Always use pedestrian crosswalks and look before leaving the curb.
- It was discovered that the bistro chairs in the fourth floor break area had loose chair legs causing instability. It was found that the chair legs were not fully attached. The chairs were repaired and put on an inspection cycle.

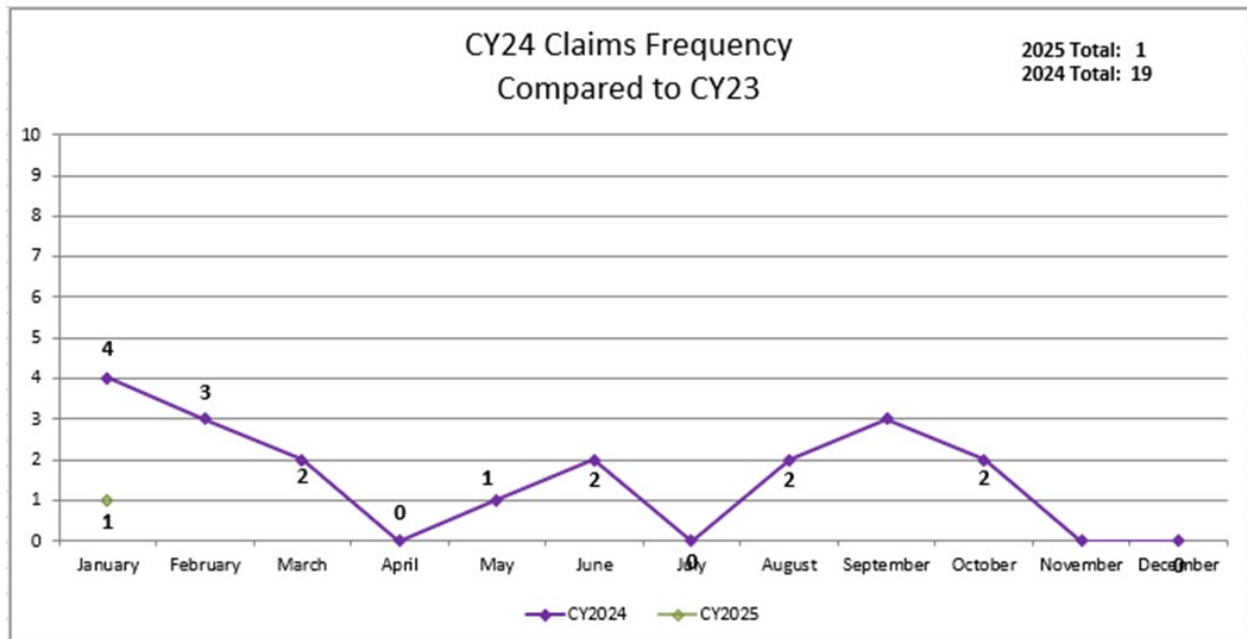
Navigation

One near-miss incident:

- It was discovered during inspections that a welding gas cylinder was actively leaking from a small hole in the bottom of the cylinder. The cylinder was taken out of service.

Five property damage incidents:

- During pre-use checks, the boom length indicator cable had separated and broke on the crane boom. A work order for repair was created.
- A mobile staircase was found to be damaged at the Navigation base. Investigation suggests it may have been backed into by a forklift. This staircase is unrepairable and a new one was ordered.
- An All-Terrain Vehicle (ATV) that the survey team uses and stores on Hump Island was found to have parts missing (stolen) off the equipment. Repairs were scheduled to be made and the ATV security process refined.
- A rollup door at the Navigation base was damaged when a forklift mast struck it. The door was repaired and the forklift operator retrained on maintaining clearance with overhead objects.
- A compressed gas tank carrier and bottle was found to be damaged. The unit and bottle were removed from service.

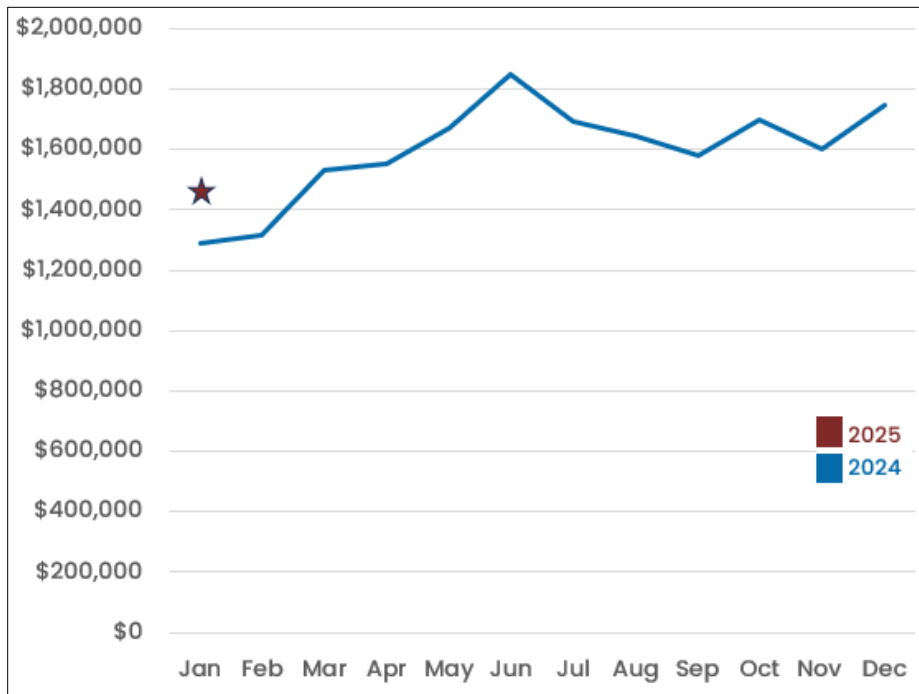


AVIATION REPORT

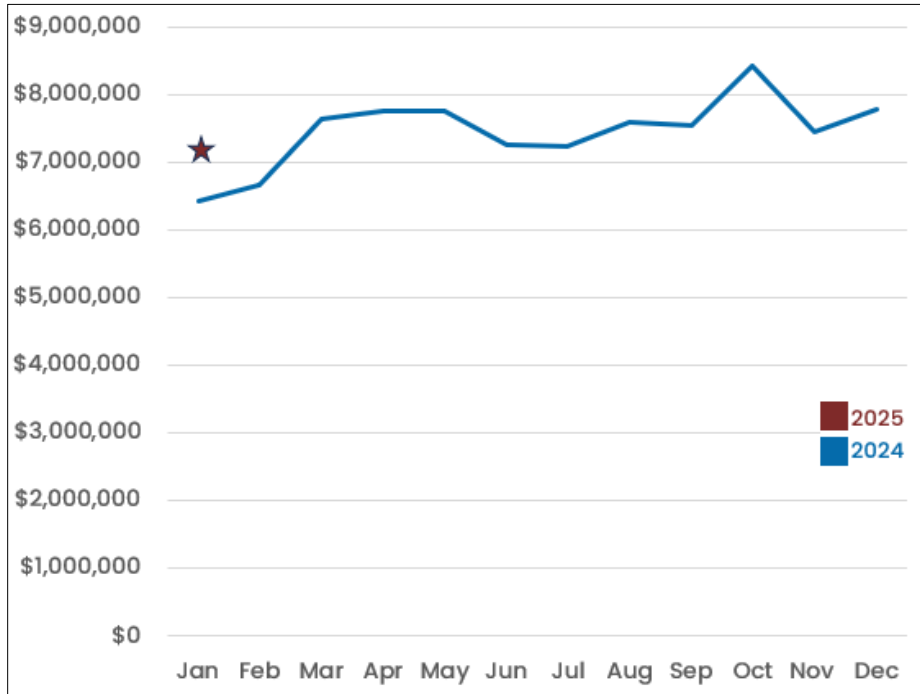
Total Departing Seats Available & Enplaned Passengers



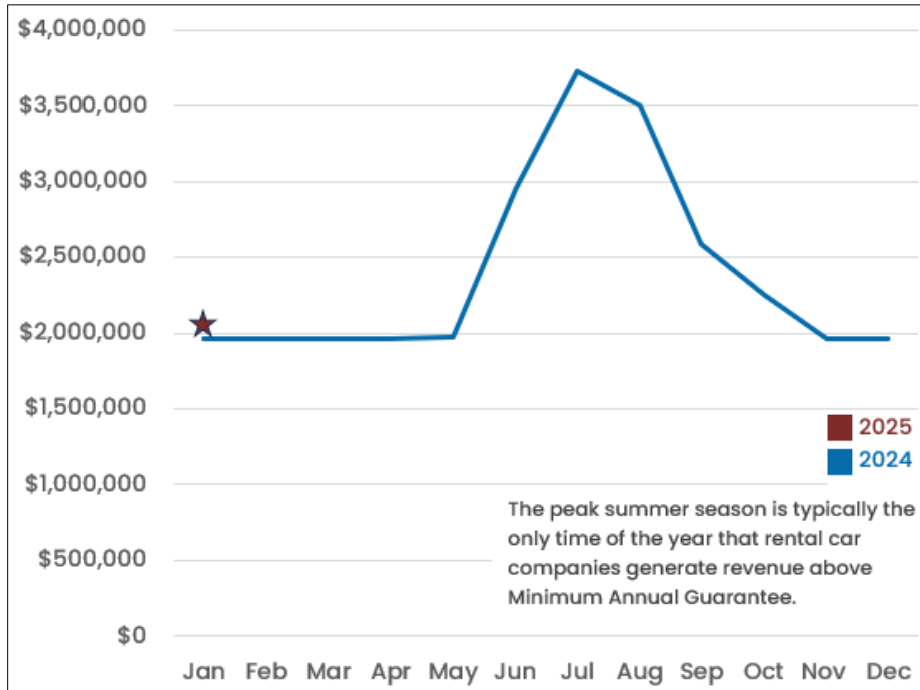
Concessions Revenue



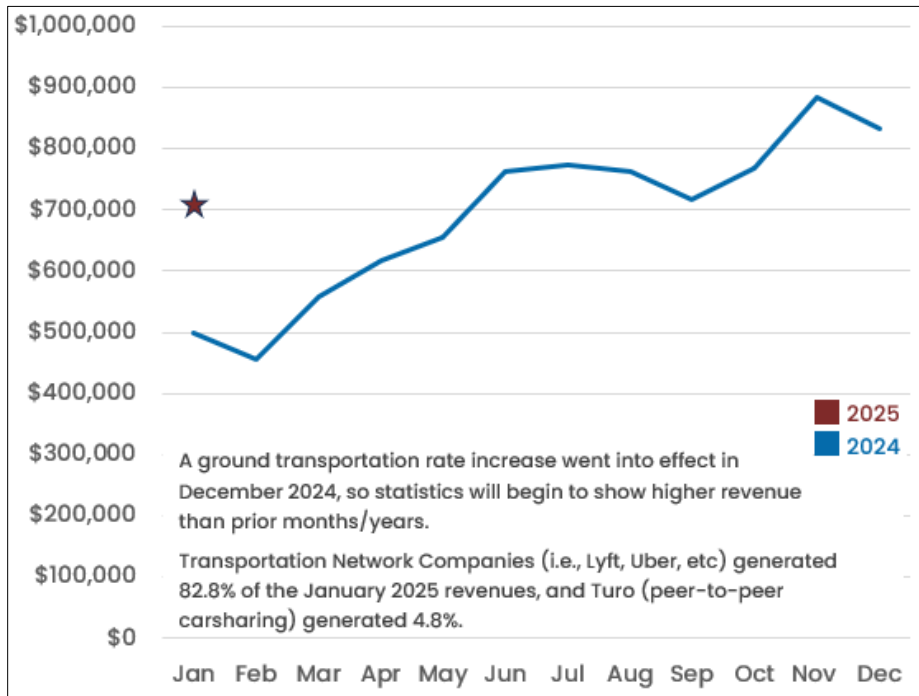
Parking Revenue



Rental Car Revenue



Ground Transportation Revenue



CAPITAL GRANTS

Portland International Airport

Staff submitted a reimbursement request to the Federal Aviation Administration (FAA) for PDX 91 – South Runway PCC Panel/Joint Rehab in the amount of \$127,059.90, covering the September 1, 2023-December 1, 2023 period. This grant has been officially closed by the FAA, for total grant funding amount of \$1,298,400 (Agreement No. 03-41-0048-091).

Staff submitted a reimbursement request to the Federal Bureau of Investigation (FBI) for the PDX Regional Drug Organized Crime Task Force program in the amount of \$5,092.65, covering the October-December 2024 work period (Agreement No. 281C-PD-C2079840).

Staff submitted a reimbursement request to the FBI for the Joint Terrorism Task Force program in the amount of \$354.36, covering the December 2024 work period (Agreement No. 66F-PD-A46560-MOU).

Staff submitted a reimbursement request to TriMet for the Law Enforcement Officer program in the amount of \$20,509.70, covering the December 2024 work period (Agreement No. GS150820LG)

Staff submitted a reimbursement request to the Office of the State Fire Marshal for the Microwave Tower Fire Mobilization Response in the amount of \$28,850.04 (IGA No. 20200-IRMCWV-24).

MARINE – TRADE & EQUITABLE DEVELOPMENT REPORT

The figures in the table below show change relative to the prior year.

	January 2025	Fiscal Year-to-Date
Total Tonnage	27.6%	N/A
Vessel Calls	35.1%	119%
Ocean Containers	7.5%	82%
Autos	-8.8%	110%
Mineral Bulk	52.9%	109%
Grain	7.3%	156%

Marine Performance Against Forecasted Targets Fiscal Year 2024/2025 through January

- Green = Actual volume at or above targeted volumes
- Yellow = Actual volume between 0% and - 20% of targeted volumes
- Red = Actual volume below - 20% of targeted volumes

Vessel Calls: 19%

Increased grain and soda ash volumes more than offsetting decrease in potash volumes.

Containers: -6%

Volumes stabilizing, with ongoing concern over tariff impacts.

CET Grain: 56%

Past performance showed facility idling for first few months of FY; however, they remained active, with higher volumes than we have seen in years.

T6 AWC: 16%

On target

T4 Toyota: -7%

Toyota continues to experience unexpected supply side challenges outside of their projections.

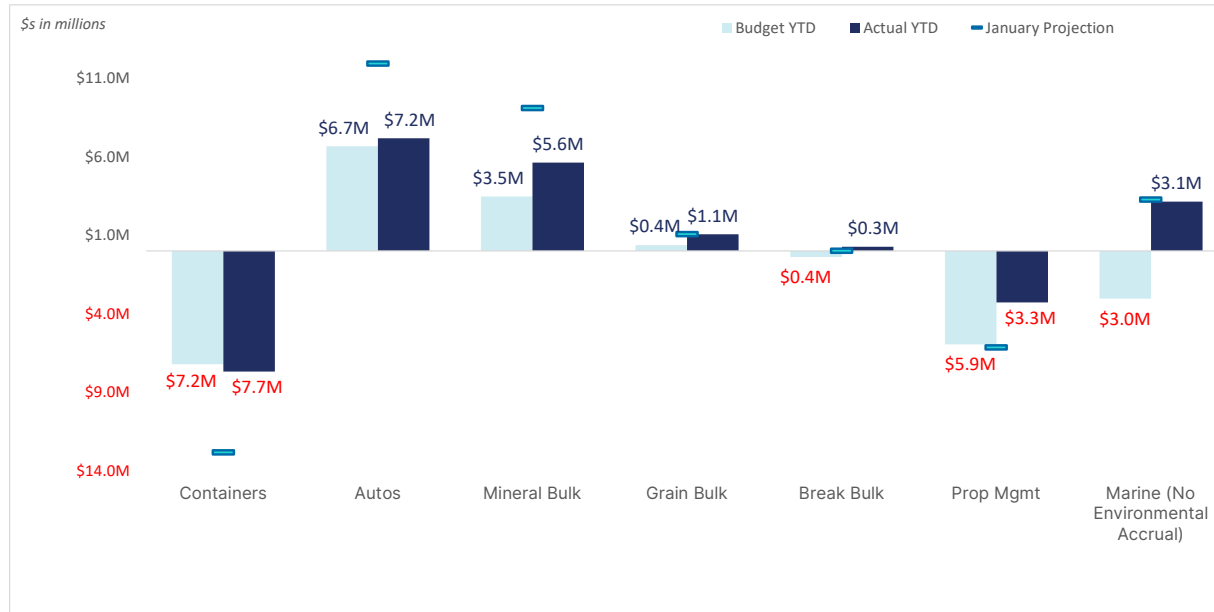
T5 PBT Potash: -14%

Below targeted volumes post 2-month shutdown for conveyor repairs. Above average rainfall (110% of expected) impacting ship loading efficiency this fall.

T4 KM Soda Ash: 33%

Much higher than expected global demand. Exports to China up 8x in first half of 2024.

YTD Marine* OIBD \$6.2M Favorable to Budget



FY25 YTD January

+favorable

Key Drivers of Financial Results

-unfavorable

(excludes BU 1243 T-4 environmental accruals)

Containers is **\$0.5M unfavorable** driven by more night and weekend hours vessel operations at higher rates (\$0.5M).

Autos is **\$0.5M favorable**

- + Higher AWC Volume (\$0.4M), Toyota maintenance reimbursements (\$0.2M), Lower Overhead (\$0.3M): \$0.9M net
- Lower dockage: <\$0.4M>

Mineral Bulk is **\$2.2M favorable**

- + Higher Kinder Morgan dockage: \$0.5M
- + Portland Bulk Wharfage*: \$0.3M
- + Maintenance Reimbursement: \$0.2m
- + Other Outside Services (\$0.5M dredging**, \$0.4M B410 repairs): \$0.9M
- + Lower Overhead and Security: \$0.3M

Grain Bulk is **\$0.7M favorable**

- + B501 dredging**: \$0.4M
- + Wharfage: \$0.3M

Break Bulk is **\$0.6M favorable,**

- + Reimbursements for labor and rentals related to Dafni: \$1.1M
- + Wharfage: \$0.1m
- + Dockage: \$0.1m
- Longshore (Re-class of harbor invoices): \$0.7m

Properties is **\$2.7M favorable**

- + Timing of T4 Grain elevator site improvements and other T4 rail and road repairs: \$2.2M
- + MFM personnel costs: \$0.6M

*accounting accruals contribute to a year-end reconciliation for potash MAG

OIBD* by Line of Business	Adopted Budget 2025	Actual 2025	Variance	Annual Budget	January Projection	Variance
Containers	(7,195,710)	(7,671,498)	(475,788)	(12,272,259)	(12,828,427)	(556,167)
Autos	6,651,904	7,164,381	512,476	11,385,013	11,901,948	516,935
Mineral Bulk	3,461,719	5,615,859	2,154,140	7,672,074	9,075,416	1,403,342
Grain Bulk	375,364	1,055,345	679,981	929,257	1,059,256	129,999
Break Bulk	(384,857)	263,566	648,423	(658,002)	(9,579)	648,423
Prop Mgmt	(5,949,721)	(3,280,702)	2,669,019	(8,137,941)	(6,146,414)	1,991,527
Marine (No Environmental Accrual)	(3,041,302)	3,145,377	6,186,679	(1,081,859)	3,247,803	4,329,662

*MAR OIBD does not include T-4 environmental accruals

PROJECT COMPLETION REPORT

The following construction contract, previously awarded by the Commission, has been completed:

Hillsboro Airport Runway 13R-31L and Runway Safety Area Improvements

Approved by Port Commission	March 8, 2023
Contract Bid Amount	\$8,574,914.00
Approved Change Order Bid Item Adjustments	\$446,778.70
Approved Change Order Lines	\$466,295.02
Contract Overruns	\$546,911.05
Contract Underruns	-\$649,714.29
Final Contract Amount	\$9,385,184.48
Small Business Participation Goal	10%
Forecasted Final Small Business Participation	8.21%

The Hillsboro Runway 13R/31L and Runway Safety Area Improvements project was below the project DBE goal of 10%. This shortfall was driven by reduced scopes of work that were at least partially contained in DBE subcontractor contracts. The first area of scope reduction was in the need for imported topsoil. Topsoil material for the project was to be a combination of imported material and usage of onsite soil stockpiles generated by previous projects. Once earthwork began and the stockpiles began to be utilized it was discovered that they contained material that was unsuitable to be used as topsoil per the project specifications. To address the issue the contractor opted to bring a trommel (a large machine that screens material) onsite to process the stockpile material, which generated a high volume of quality topsoil and negated the need to import material. The volume of generated material was paid under the imported topsoil bid item after negotiation with the contractor. However, the reduced need for actual imported material impacted the DBE's subcontract as that import was their scope of work. The second area of scope reduction was a reduced need for sediment fencing on the project. The City of Hillsboro inspector determined that certain areas that called for sediment fence were located on portions of the airfield that did not pose a risk of erosion driven sediment from entering the City's stormwater system and as such could be eliminated from the project.

REAL ESTATE TRANSACTIONS EXECUTED PURSUANT TO DELEGATED AUTHORITY

McDonald's USA, LLC – Amendment to Food and Beverage Concession Lease

Location: PDX

Term: Effective February 12, 2025

Use: Amendment No. 3: This amendment extends the term of the lease.

State of Oregon Department of State Lands – Amendment to Submerged and Submersible Land Lease

Location: Swan Island

Term: Effective September 01, 2024

Use: Amendment No. 2: Extend term for historical vessel mooring sublease.

Bambuza South Waterfront, LLC DBA Bambuza Vietnam Kitchen – Amendment to Food and Beverage Concession Lease

Location: PDX

Term: January 27, 2025 to December 31, 2027

Use: Amendment No. 4: This Amendment extends the term of the Lease.

NFS Henry's, LLC – Amendment to Food and Beverage Concession Lease

Location: PDX

Term: Effective January 22, 2025

Use: Amendment No. 5: This Amendment extends the term of the Lease.

Jett Pro Line Maintenance, Inc. – Amendment to Operating Agreement

Location: PDX

Term: Effective December 17, 2024

Use: Amendment No. 5: This amendment corrects the hour commitment in the healthcare provision for Operator's employees.

J & R Airport LLC – Estoppel Certificate to Ground Lease

Location: Portland International Center (PIC)

Term: Effective January 31, 2025

Use: Estoppel Certificate for 46th Street Legacy Investments. This Estoppel Certificate will be provided to the lender in order to modify the terms of a loan from the lender to the lessee.

Ameriflight, LLC – Amendment to Permit and Right of Entry

Location: PDX

Term: September 14, 2024 to June 30, 2026

Use: Amendment No. 4: This amendment extends the term of the Permit

PDX Fuel Company fka Portland Fueling Facilities Corporation – Amendment to Amended and Restated Ground Lease

Location: PDX

Term: Effective January 01, 2025

Use: Amendment No. 1: This Amendment increases the land under the lease and reduces the easement area.

Modomi Manufacturing LLC – Lease Termination Agreement to Lease of Improved Space

Location: Terminal 2 (T-2)

Term: Effective January 08, 2025

Use: This agreement terminates the Warehouse 205 lease at T-2 early.

International Airlines Group British Airways – Amendment to Second Amended and Restated Signatory Passenger Airline Lease and Operating Agreement

Location: PDX

Term: Effective January 18, 2025

Use: Amendment No. 1: This amendment adds a room to the premises.

Alvest Equipment Services (USA) LLC – Amendment to Operating Agreement

Location: PDX

Term: Effective November 27, 2024

Use: Amendment No. 2: This amendment corrects the hour commitment in the healthcare provision for operator's employees.

Pacific Layberthing South, LLC – Amendment to Permit and Right of Entry

Location: Swan Island

Term: Effective February 01, 2025

Use: Amendment No. 2: Extend term of PROE for due diligence access at B315.

Daifuku Services America Corporation – Amendment to Operating Agreement

Location: PDX

Term: Effective December 19, 2024

Use: Amendment No. 2: This amendment corrects the hour commitment in the healthcare provision for operator's employees.

TD Air LLC – Amendment to Lease

Location: HIO

Term: Effective February 06, 2025

Use: Amendment No. 1: This amendment changes the premises.

General Electric Company (GE) – Permit and Right of Entry

Location: T-2

Term: August 01, 2024 to July 31, 2026

Use: Permit allowing GE to enter T-2 and perform due diligence for potential environmental remediation.

PacifiCorp – Underground Right of Way Easement

Location: PDX/PIC

Term: Effective August 05, 2022

Use: Perpetual easement for a right of way on, across, or under the surface of Port property to provide utility services for the construction, installation and maintenance of an electric vehicle charger, together with the right of ingress and egress on IKEA's premises.

Tri-County Metropolitan Transportation District of Oregon TriMet – Access Easement

Location: PDX/PIC

Term: Effective January 29, 2025

Use: Easement across a portion of grantor's property ground leased to LIT Industrial Limited Partnership for the purpose of vehicular and pedestrian access to and from the light rail system for the purpose of inspection and maintenance of the system.

Christopher Kroeker – Lease

Location: HIO

Term: Effective February 08, 2025

Use: Lease for hangar space at HIO.

State of Oregon Department of State Lands – Amended and Restated Submerged and Submersible Land Lease Agreement

Location: Swan Island

Term: Effective February 06, 2025

Use: Lease for historic vessel moorage for the Amphibious Forces Memorial Museum USS LCI 713.



Commission Report for January 2025

Parameters

Purchased on (date range): from 1/1/2025 to 1/31/2025
Ordered amount greater than or equal to: \$100,000

Details

PO	Purchase Order Title	Vendor Name	Ordered Amount
97114	Obtain HR Comp Analysis and PM System	Cornerstone Ondemand, Inc.	\$127,455.00
112714	Obtain Usage of City's Versaterm CAD System	City of Portland	\$151,788.00
119683	Provide Crane Mechanical Maintenance and Related Services at T2 and T6	Harbor Industrial Services Corp	\$15,275,000.00
170866	Obtain Special Inspection Services	Professional Service Industries, Inc.	\$1,034,235.05
174199	Obtain Amazon Web Services	Amazon Web Services, Inc.	\$168,000.00
175913	Obtain limited design services for the PDX Sanitary Lift Station Rehabilitation project	Century West Engineering Corp.	\$220,879.96
178149	Obtain Terminal 6 Berth 606 Flexible Storage	Nutter Corporation	\$229,851.23
179362	Obtain Employee Total Rewards Evaluation	Mercer (US), Inc.	\$135,000.00
180167	Obtain Construction Management Software Implementation	Woolpert, Inc.	\$527,903.00
180168	Purchase SaaS Contract for Trimble Unity Construct	Buidler, Inc.	\$300,000.00
180458	Provide Business Continuity Management Plan Development	Risk Solutions International LLC	\$194,000.00
180667	Obtain IT - 2024 Q4 Quarterly Cisco Purchase	Compunet, Inc.	\$193,141.83
180725	Obtain Project Management Services	Cumming Management Group, Inc.	\$605,078.00
180730	Obtain Design Services for Basin 1 Subarea Storm-water Improvements Project	Mott MacDonald LLC	\$460,694.00
180731	Obtain Temporary Services for Construction Inspector	Mott MacDonald LLC	\$218,218.00
180732	Obtain Temporary Services for Mechanical Inspector	Mott MacDonald LLC	\$261,000.00
180733	Obtain Temporary Services for Electrical Inspector	Mott MacDonald LLC	\$278,710.00
180736	Provide PDX North Apron RON Parking Reconstruction	Nutter Corporation	\$1,620,977.00
180755	Obtain Fire Alarm Inspections and Testing Calendar Year 2025	Performance Systems Intergration	\$273,624.10
180879	Obtain Design Services for South Tunnel Moving Walkways	DBC Architecture, Inc.	\$369,042.00
180930	Obtain Enplaning Curtainwall Rehabilitation and Seismic Design	MWA Architects, Inc.	\$586,773.57

PO	Purchase Order Title	Vendor Name	Ordered Amount
180983	Provide Janitorial Services for RCC Fiscal Year 2024-25	Relay Resources	\$246,000.00
180984	Provide Janitorial Services for HQ Fiscal Year 2024-25	Relay Resources	\$288,000.00
181063	Obtain Temporary Services for Project Manager	Cumming Management Group, Inc.	\$205,703.00
180364	Provide Central Utility Plant HVAC Replacement	Apex Mechanical LLC	\$3,941,000.00
124235	Provide Design Services Related to the PDX Next TCORE Project	ZGF Architects LLP	\$14,998,454.00
144812	Provide Commissioning services for the TCORE Project	Burns & McDonell Engineering	\$2,389,516.00