

# **- DRAFT -**

## **MINUTES REGULAR COMMISSION MEETING THE PORT OF PORTLAND June 13, 2018**

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.

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](http://www.portofportland.com). The following written minutes constitute a summary of the proceedings.

### **QUORUM**

Commissioners present were Alice Cuprill-Comas, President, presiding; Mike Alexander; Tom Chamberlain; Bob Levy; Pat McDonald; Sean O'Hollaren; Linda Pearce; Tom Tsuruta and Gary Young. Also present were Curtis Robinhold, Executive Director, participating staff members and members of the public.

Commissioner Cuprill-Comas welcomed Sean O'Hollaren to the Port Commission.

### **MINUTES**

Commissioner Cuprill-Comas called for a motion to approve the minutes of the Commission Meeting of May 9, 2018. Commissioner Chamberlain moved to approve the minutes. Commissioner Young seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, Levy, McDonald, O'Hollaren, Pearce, Tsuruta and Young 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 Sean O'Hollaren to the Port Commission;
- Acknowledged the Port's monthly safety champions and asked Stan Watters for this month's safety message;
- The Port was proud to host the Airport Council International – North America Business of Airports Conference in Portland this week. The conference is the industry's forum to help airports and their stakeholders better understand the emerging airport business model;
- Last week marked the 30<sup>th</sup> anniversary of the PDX Clocktower Plaza. Many of the original tenants, still here today, were on hand to help celebrate our commitment to representing local businesses;
- Deschutes Brewery, founded in Bend in 1988, opened on Concourse D last weekend;
- The Port's new website launched last week, which is aimed at making it easy to do business with the Port, from imports and exports at our marine terminals to travelers looking for a bite to eat before boarding;

- On June 20 Curtis and Alexis Taylor, Director of the Oregon Department of Agriculture, will be talking about the future of Oregon exports and trade at an event hosted by WorldOregon; and
- Cully Park will be opening on June 30. The Port has been a longtime supporter of this community-created neighborhood park.

Commissioner Cuprill-Comas called for a motion to approve the Executive Director's Report. Commissioner Chamberlain moved to approve the Executive Director's Report. Commissioner Pearce seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, Levy, McDonald, O'Hollaren, Pearce, Tsuruta and Young voted in favor of the motion.

### **PUBLIC COMMENT**

There were no public comments this month.

### **GENERAL DISCUSSION**

#### Portland International Airport Concessions Update

Chris Czarniecki, PDX Terminal Properties Director, provided an overview of the PDX concessions program, including why the program is important, the various business models, and a review of program performance. Christian Kaylor, Workforce Economist from the State of Oregon Unemployment Department, provided an overview of the research he conducted regarding the relationship between street pricing and wages at PDX.

Following the presentation, there were a number of comments and questions from the Commissioners.

#### Terminal 4 Update

Jessica Hamilton, Lower Willamette Harbor Environmental Director, provided a brief overview of an amendment to the Administrative Settlement and Administrative Order on Consent, that the Port and U.S. Environmental Protection Agency will enter into to conduct sampling and preliminary cleanup design at Terminal 4.

Following the presentation, there were comments from the Commissioners.

### **CONSENT ITEMS**

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

#### Agenda Item No. 1

#### ESTACADA ENTERPRISE ZONE REAUTHORIZATION

BE IT RESOLVED, That the Port of Portland Commission consents to a request by the City of Estacada to the reauthorization of the Estacada Enterprise Zone, located within the Port of Portland district boundaries; 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

COLUMBIA CASCADE ENTERPRISE ZONE REAUTHORIZATION

BE IT RESOLVED, That the Port of Portland Commission consents to a request by the Cities of Troutdale, Fairview and Wood Village to the reauthorization of the Columbia Cascade Enterprise Zone, located within the Port of Portland district boundaries; 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

UNDEVELOPABLE LAND EXCHANGE AGREEMENT WITH METRO – SMITH & BYBEE LAKES AND GOVERNMENT ISLAND

BE IT RESOLVED, That approval is given to enter into a land exchange agreement with Metro to exchange the Port Parcels, comprised of approximately 280 acres in the Smith & Bybee Lakes Natural Area for the Metro Parcels, comprised of approximately 200 acres on Government Island, 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 land exchange agreement and any documents necessary to consummate the transaction contemplated by the land exchange agreement on behalf of the Port of Portland Commission in a form approved by counsel.

Following the reading of the titles of the Consent Agenda by Commissioner Cuprill-Comas, Commissioner Tsuruta moved to approve the recommendations. Commissioner Young seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, Levy, McDonald, O'Hollaren, Pearce, Tsuruta and Young voted in favor of the motion.

**ACTION ITEMS**

Agenda Item No. 4

PUBLIC IMPROVEMENT CONTRACT – RUNWAY 13R-31L REHABILITATION PHASE 1 AND 2 – HILLSBORO AIRPORT

This agenda item requested approval to award a public improvement contract to Kodiak Pacific Construction Co. for construction of the Runway 13R-31L Rehabilitation Phase 1 and 2 project at Hillsboro Airport in the amount of \$13,832,698.

Chris Edwards presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to award a public improvement contract for the Runway 13R-31L Rehabilitation Phase 1 and 2 project at Hillsboro Airport to Kodiak Pacific Construction Co., 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.

Following the presentation, there were questions from the Commissioners.

Commissioner O'Hollaren said he is an employee of Nike and he oversees Nike's flight operations based at Hillsboro Airport. While it would be in Nike's interest to have the work done, he wants to disclose that he does not believe he has a conflict.

Commissioner McDonald said she works at Intel and is a frequent user of the Hillsboro Airport, but does not believe she has a conflict.

Commissioner Cuprill-Comas called for a motion to approve the recommendations. Commissioner Tsuruta moved that the recommendations be approved. Commissioner Alexander seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, Levy, McDonald, O'Hollaren, Pearce, Tsuruta and Young voted in favor of the motion.

#### Agenda Item No. 5

#### ADDITIONAL FUNDING FOR MAINTENANCE SERVICES – HARBOR INDUSTRIAL SERVICES CORPORATION – MARINE TERMINAL 6

This agenda item requested approval to authorize the expenditure of additional funds under an existing Maintenance Services contract with Harbor Industrial Services Corporation in the amount of \$30 million. These additional funds will be used to support Terminal 6 (T6) business activities and operations by providing labor to maintain T6 cranes and other associated rolling stock equipment, as well as furnish operating labor for gate and rail yard operations.

Jeff Krug presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to authorize the expenditure of additional funds under an existing Maintenance Services contract with Harbor Industrial Services Corporation in the amount of \$30 million, 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.

Following the presentation, there were comments and questions from the Commissioners.

Commissioner Cuprill-Comas called for a motion to approve the recommendations. Commissioner Chamberlain moved that the recommendations be approved. Commissioner Alexander seconded the motion, which was put to a voice vote. Commissioners Alexander, Chamberlain, Cuprill-Comas, Levy, McDonald, O'Hollaren, Pearce, Tsuruta and Young voted in favor of the motion.

The meeting adjourned at 10:56 a.m.

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President

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Assistant Secretary

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Date Signed