



AGENDA  
Regular Commission Meeting  
Port of Portland Headquarters  
7200 N.E. Airport Way, 8<sup>th</sup> Floor  
September 12, 2018  
9:30 a.m.

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**Minutes**

Approval of Minutes: Regular Commission Meeting – August 8, 2018

**Executive Director**

Approval of Executive Director's Report – August 2018

**Public Comments**

**Consent Items**

1. PROPERTY PURCHASE – ON SEMICONDUCTOR – GRESHAM VISTA BUSINESS PARK *P.J. CHRISTOPHER*  
  
Requests approval for the Port of Portland to purchase approximately 20,500 square feet of undeveloped land located adjacent to the Gresham Vista Business Park, from Semiconductor Components Industries, LLC.
2. LEASE OF PROPERTY BY PORT OF PORTLAND – MARINE FACILITY MAINTENANCE *SCOTT KILGO*  
  
Requests approval to enter a lease with Port Properties LLC for an approximately 39,000-square-foot building on an approximate 2-acre site for continued operation of the Port of Portland's consolidated Marine Facility Maintenance operation.

**Action Items**

3. ADOPTION OF FISCAL YEAR 2018-2019 EXECUTIVE DIRECTOR PERFORMANCE CRITERIA *ALICE CUPRILL-COMAS*  
  
Recommended that the Commission review and establish Fiscal Year 2018-2019 Executive Director Performance Criteria.
4. PUBLIC IMPROVEMENT CONTRACT – NORTH TERMINAL HEATING HOT WATER PIPING UPGRADES – PORTLAND INTERNATIONAL AIRPORT *ALAN DAKESSIAN*  
  
Requests approval to award a public improvement contract for construction services to Harder Mechanical Contractors, Inc., for the North Terminal Heating Hot Water Piping Upgrades project at Portland International Airport.

5. PERSONAL SERVICES CONTRACT – ENVIRONMENTAL ASSESSMENT FOR 13R-31L RUNWAY SAFETY AREA IMPROVEMENTS – HILLSBORO AIRPORT

*ISABELLA BEJARANO*

Requests approval to award a personal services contract for environmental assessment and preliminary engineering services to WSP USA, Inc., for the 13R-31L Runway Safety Area Improvements project at Hillsboro Airport.

6. PROPERTY AND EASEMENT SALE – BONNEVILLE POWER ADMINISTRATION – TROUTDALE REYNOLDS INDUSTRIAL PARK

*KEN ANDERTON*

Requests approval to sell approximately 62.36 acres of property and to grant easements over approximately 8 acres of property in the Troutdale Reynolds Industrial Park to Bonneville Power Administration.

**PROPERTY PURCHASE – ON SEMICONDUCTOR – GRESHAM VISTA BUSINESS PARK**

September 12, 2018

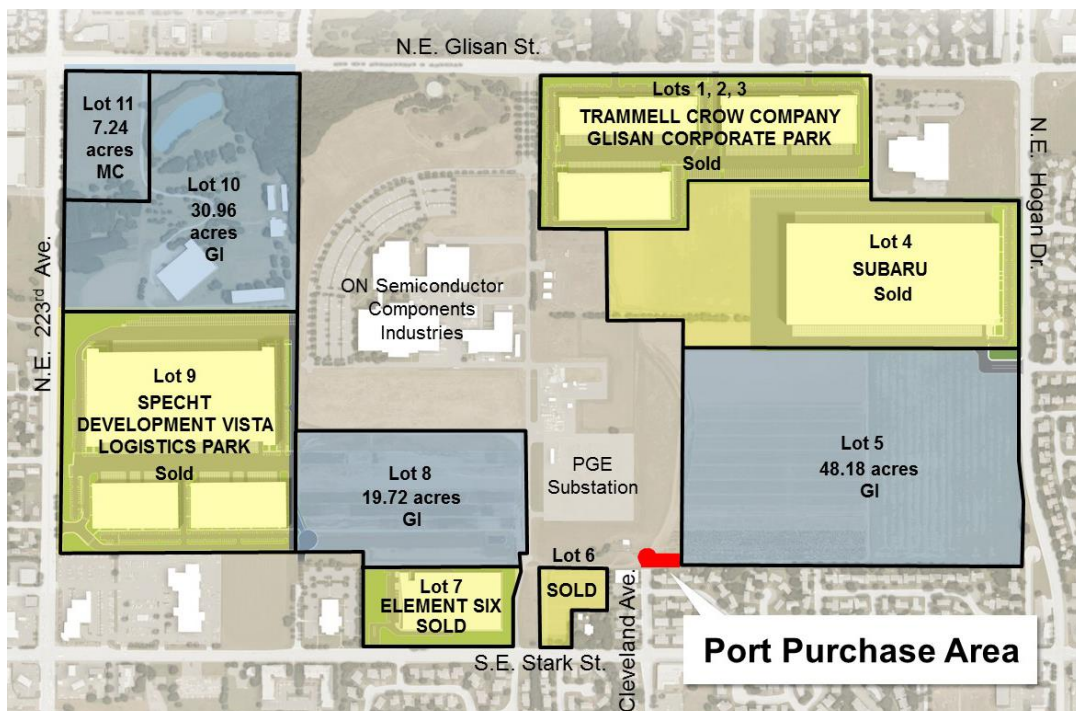
Presented by: P.J. Christopher  
Business Development Manager

**REQUESTED COMMISSION ACTION**

This agenda item requests approval for the Port of Portland (Port) to purchase approximately 20,500 square feet of undeveloped land (Property) located adjacent to the Gresham Vista Business Park (GVBP), from Semiconductor Components Industries, LLC (ON). The total purchase price for the Property is \$123,000.

**BACKGROUND**

One of the last remaining large lots that the Port of Portland (Port) has in its portfolio is GVBP Lot 5 (Lot 5), which is 48.18 acres. Lot 5 only has a single access point, which is located off of 242<sup>nd</sup> Avenue. Any future development of Lot 5 will likely require a secondary access point to public streets. Adding a secondary access will also enhance the value and development potential of Lot 5. A project was undertaken by Port staff to identify the most appropriate location for a secondary access. The determination was that a connection to Cleveland Avenue is the best option due to Cleveland Avenue’s size and location, and the existence of a traffic light at the intersection of Cleveland Avenue with Stark Street.



The Property is currently part of a large parcel owned by ON. Purchase of the Property is required to obtain a legal right of access from Lot 5 to Cleveland Avenue. Prior to closing, the following must occur: a property line adjustment; a release of the Property from ON's lender; and an amendment to an existing easement over the Property held by PGE (in order to relocate certain utilities in conjunction with the construction of an access road between Cleveland Avenue and Lot 5).

**PURCHASE TERMS**

Property:	Approximately 20,500 square feet
Purchase price:	\$123,000, based on \$6.00 per square foot
Due diligence period:	60 days
Earnest money:	\$12,300
Conditions to closing:	Completion of property line adjustment; partial reconveyance of Trust Deed from ON's lender releasing Property from mortgage; ON to secure an amendment of PGE Easement.
Closing date:	Within 90 days, unless extended by the parties.
Improvements:	All site improvements and any relocation of utilities to be designed and constructed by future Lot 5 owner.

**EXECUTIVE DIRECTOR'S RECOMMENDATION**

The Executive Director recommends that the following resolutions be adopted:

BE IT RESOLVED, That approval is given to purchase approximately 20,500 square feet of property adjacent to the Gresham Vista Business Park from Semiconductor Components Industries, LLC, consistent with the terms presented to the Commission; and

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

**LEASE OF PROPERTY BY PORT OF PORTLAND – MARINE FACILITY MAINTENANCE**

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September 12, 2018

Presented by: Scott Kilgo  
Marine Development and Leasing  
Manager**REQUESTED COMMISSION ACTION**

This agenda item requests approval to enter into a new lease with Port Properties LLC (Landlord) for an approximately 39,000-square-foot building on an approximate 2-acre site (Premises), which is currently leased by the Port of Portland (Port) and utilized for the Port's consolidated Marine Facility Maintenance (MFM) operation. The Premises are centrally located to the Port's four marine terminals and across the street from marine Terminal 4.

**BACKGROUND**

The Port has leased the Premises since 1986. During this time, the Port has enjoyed reasonable rent and completed several tenant improvement projects. Under the terms of the current lease, the Port would be responsible for the installation of a new roof and would need to remove or update some Port-constructed improvements if the Port vacates the building at the conclusion of the current term on October 8, 2018.

The Landlord is motivated to keep the Port as a tenant and entered into negotiations with Port staff last year to develop terms for a new lease for the Premises. The negotiated terms are outlined below and will be integrated into an updated lease form that clarifies maintenance responsibilities, addresses the Port's deferred roof and tenant improvement obligations, and implements a fair market rent, which was determined through an independent appraisal process.

**BUSINESS TERMS**

Authorized Use:	Continued operation of MFM administration and maintenance operation.
Term:	5 years
Rent:	\$245,052 per year, subject to annual adjustment
Rent Adjustment:	Annual 3% increase
Common Area Assessment:	Port to reimburse Landlord for its proportionate share of the reasonable common area maintenance charges. Consistent with current lease.
Property Taxes:	Port's responsibility to the extent the Premises are not tax exempt (not expected unless subleased to a third party).
Utilities:	Port's responsibility
Insurance:	Port's responsibility

Maintenance: Nonstructural maintenance of the Premises is the Port's responsibility per typical triple net lease terms.

Sublease: Port may sublease some or all of the Premises, with Landlord's prior consent.

Deferred Maintenance: Roof Replacement: Port is not responsible for roof replacement under the new lease as long as the Port completes ordinary maintenance as per an agreed upon schedule.

Tenant Improvements: Landlord to inspect and accept all existing Port-constructed improvements in as-is condition.

**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 new lease with Port Properties LLC for the Premises for continued use in connection with Port of Portland Marine Facility Maintenance operations, 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

**ADOPTION OF FISCAL YEAR 2018-2019 EXECUTIVE DIRECTOR PERFORMANCE  
CRITERIA**

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September 12, 2018

Presented by: Alice Cuprill-Comas  
Commission President**REQUESTED COMMISSION ACTION**

Attached is the proposed Fiscal Year 2018-2019 Executive Director Performance Criteria.

It is recommended that the Commission review and establish Fiscal Year 2018-2019 Executive Director Performance Criteria.

**COMMISSION PRESIDENT'S RECOMMENDATION**

The Commission President recommends that the following resolution be adopted:

BE IT RESOLVED, That the Port of Portland Commission adopt the Executive Director Performance Criteria to be used for Fiscal Year 2018-2019.

**FISCAL YEAR 2018/2019  
PROPOSED PERFORMANCE CRITERIA  
EXECUTIVE DIRECTOR**

**1. Build an Airport for the Future**

- Deliver capital plan consistent with guiding principles:
  - Issue bonds for the Parking Additions and Consolidated Rental Car facility and initial bonds for the Terminal Core project.
  - Land the program within agreed-to time frames and financial parameters.
- Implement communications strategy for PDXNext, engaging with public, tenants and PDX employees in creative and effective ways.
- Air Service Development – focus on Asia strategy:
  - Passenger service secured to 2020.
  - Seek to increase direct air cargo links to Asia.
- STRETCH: *Travel + Leisure* Best Airport Award for seventh year.

**2. Revitalize the Marine Business**

- Expand Terminal 6 business:
  - Focus on developing rail shuttle to increase capacity with BNSF.
  - Evaluate options for upriver barge service.
  - Seek to recruit additional carriers and support expansion of existing vessel calls.
  - Investigate cold storage options.
  - Maintain operational excellence while reducing general fund costs.
- Evaluate options for delivering efficient, cost-effective service in marine maintenance.
- Increase profitability and stability at Terminal 4 and Terminal 5:
  - Maintain auto transactions in face of trade challenges.
  - Complete bulk expansion opportunity at Terminal 4.
- STRETCH: Terminal 2 highest and best use study complete and strategic plan for future use in place.

**3. Leverage the Port's Strengths to Create a More Equitable and Prosperous Region**

- Build on regional leadership role in low carbon economy.
- Explore big ideas related to river access and redevelopment.
- Build elected official “farm team” of trade and export cargo advocates.
- Make progress on resolution of Terminal 4 Superfund clean-up; resolve Natural Resources Damages liability with Trustee Council.
- STRETCH: Lead effort among the Portland Harbor parties to pursue means/tools to accelerate clean-up and promote redevelopment.



## **Guiding Principles**

### Equity

- Complete and implement Diversity, Equity and Inclusion plans across the organization.
- Integrate divisional and Portwide equity planning into Fiscal Year 2019/2020 Budget cycle.
- STRETCH: Equity is operationalized in the daily work of the Port.

### Environmental Leadership

- Adopt both an engineering and business plan to update the aircraft fueling system serving PDX to accommodate the use of renewable sustainable aviation fuel at PDX.
- Engage public and show leadership in statewide carbon discussions.
- STRETCH: Commission approval of new energy and carbon emission goals.

### Financial Responsibility

- Grow revenue at key General Fund businesses:
  - Terminal 6
  - ANSAC
  - Plan for Port center
  - Pursue cost-reduction measures at Terminal 2
- Tangible Portwide partnerships on risk identification and how to address them through an enterprise risk management pilot project.
- STRETCH: Reduce General Fund gap by \$4 million a year.

### Safety

- Develop new Port safety policy, including program enhancements and updated reporting.
- Increase terminal security by screening all employees.
- STRETCH: Total recordable incident rate reduction of 20%.

### Operational Excellence

- Executive Team works on cultivating leaders:
  - Reduce second-guessing
  - Coach through questions
  - Challenge bureaucracy and historic norms (increase agility)
  - Increase risk tolerance (informed/educated risk-taking)
- Develop vision document for public use that explains the why, the what and the how in the Port's strategic plan.
- STRETCH: Improve small project delivery through a new approach focused on improving cost and schedule efficiency for low-risk projects.

**PUBLIC IMPROVEMENT CONTRACT – NORTH TERMINAL HEATING HOT WATER PIPING UPGRADES – PORTLAND INTERNATIONAL AIRPORT**

September 12, 2018

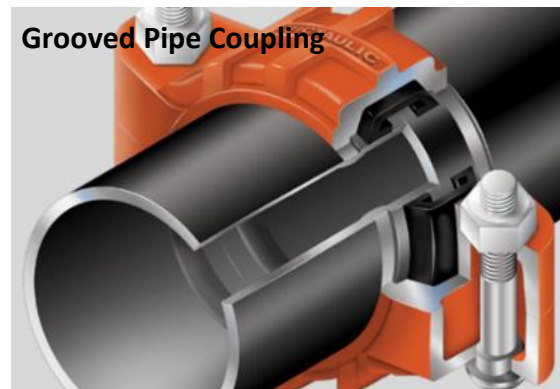
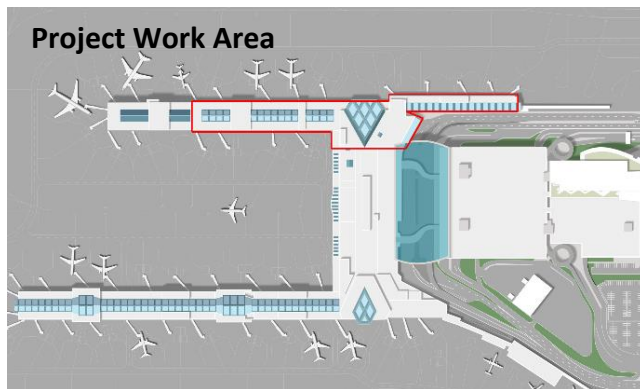
Presented by: Alan Dakessian  
Engineering Project Manager**REQUESTED COMMISSION ACTION**

This agenda item requests approval to award a public improvement contract for construction services to Harder Mechanical Contractors, Inc. (Harder), for the North Terminal Heating Hot Water Piping Upgrades project at Portland International Airport (PDX) in the amount of \$3,509,479.

**BACKGROUND**

This project addresses leaks in the piping that delivers hot water for heating Concourses D and E and the North Terminal area. This piping was installed in the mid-1990s.

The pipe sections are joined mechanically with a system commonly referred to as grooved couplings. In this approach, grooves are cut on the ends of the pipe sections and a gasket is attached and secured with a clamp to join the pipe sections.



Over time, the effects of elevated temperatures and thermal cycling can cause the gasket to fail, resulting in a leak at the pipe joint. These leaks can cause significant damage to Port and tenant property and can interrupt service to the building heating system.

When the design contract was presented to the Commission in July 2017 for approval, our intent was to remove all of the pipe and couplings and replace it with pipe that would be welded together. As part of the design process, we examined the option to retain the pipe, but to cut off the ends and weld in a short piece of pipe to replace the removed material. The design team had a testing company assess the existing pipe for wear and determined that it was suitable for reuse. The project team estimates that reuse of the existing pipe will result in a net savings of \$1 million and a reduction in carbon emissions equivalent to removing 23 cars from the road for a year.

PUBLIC IMPROVEMENT CONTRACT – NORTH TERMINAL HEATING HOT WATER PIPING  
UPGRADES – PORTLAND INTERNATIONAL AIRPORT

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In addition to replacing the existing grooved couplings, the project replaces the hot water control valves used by the heating, ventilation and air conditioning (HVAC) system for temperature control. The existing valves are pressure-dependent, which can lead to poor control. The new valves will be pressure-independent, which will improve comfort control, and the capacity and efficiency of the heating system.

**CONTRACT SCOPE OF WORK**

This project includes the following key scopes of work:

- Replacement of grooved pipe couplings and fittings with welded connections.
- Replacement of approximately 185 control valves with pressure-independent control valves.
- Replacement of approximately 4,500 lineal feet of pipe insulation.

**SCHEDULE**

Preliminary design	December 2016 – July 2017
Commission approval (award design contract)	July 2017
Design	August 2017 – July 2018
Airport Airline Affairs Committee approval	January 2018
<b>Commission approval (award public improvement contract)</b>	<b>September 12, 2018</b>
Construction	October 2018 – October 2019

**CONTRACT SOLICITATION**

**Solicitation Results**

The Port procured this public improvement contract utilizing a competitive sealed bidding solicitation under Oregon Revised Statutes, Chapter 279C. The solicitation was advertised on July 2, 2018 and bids were opened on August 9, 2018. Harder submitted the lowest responsive bid. The bids were as follows:

DSL Builders, LLC*	\$2,585,000
JR Merit, Inc.*	\$3,294,752
Harder Mechanical Contractors, Inc.	\$3,509,479
McKinstry Co., LLC	\$3,696,933
Engineer's Estimate	\$3,895,000

\*Bid was deemed non-responsive as it did not meet the Port's goal for small business participation.

PUBLIC IMPROVEMENT CONTRACT – NORTH TERMINAL HEATING HOT WATER PIPING  
UPGRADES – PORTLAND INTERNATIONAL AIRPORT

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**Small Business Participation**

Based on an availability analysis, the Port's small business enterprise (SBE) program participation goal for this contract was 6.5% of the total amount bid. The lowest responsive bid identified an 11.15% participation level. SBE includes firms certified by Oregon or Washington as minority, women, or service disabled veteran-owned, or as an emerging small business.

**BUDGET**

<b>Public improvement contract (construction)</b>	<b>\$3,520,000</b>
Personal services contract (design)	\$560,000
Port staff and contracted services	\$1,600,000
Contingency	\$570,000
Total budget	\$6,250,000

The contingency, representing 10% of the project cost, is considered reasonable given the risk profile for the project and the complexity of the work site.

The project costs will be funded by the Airline Cost Center, which is composed primarily of revenues from the Port's commercial airline service business lines.

**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 construction services for the North Terminal Heating Hot Water Piping Upgrades project at Portland International Airport to Harder Mechanical Contractors, Inc., 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.

**PERSONAL SERVICES CONTRACT – ENVIRONMENTAL ASSESSMENT FOR 13R-31L  
RUNWAY SAFETY AREA IMPROVEMENTS – HILLSBORO AIRPORT**

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September 12, 2018

Presented by: Isabella Bejarano  
Engineering Project Manager

**REQUESTED COMMISSION ACTION**

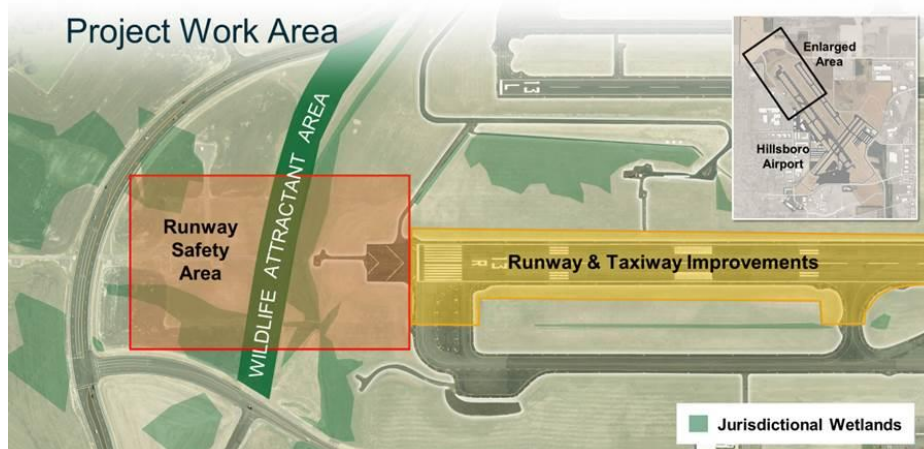
This agenda item requests approval to award a personal services contract for environmental assessment and preliminary engineering services to WSP USA, Inc. (WSP) for the 13R-31L Runway Safety Area (RSA) Improvements National Environmental Policy Act (NEPA) project at Hillsboro Airport in the amount of \$1,396,561.

**BACKGROUND: CONTRACT SCOPE OF WORK**

The RSA project is intended to address a wildlife attractant hazard created by a wetland and waterway at the north end of Runway 13R. The project would remove the wetland and maintain drainage around and through the site. The NEPA environmental assessment (EA) would identify and analyze the project’s environmental impacts.

As required by law, the EA will examine alternative approaches to the problem. Each of the alternatives will be evaluated for environmental impacts and a preferred alternative, consistent with the Port of Portland’s (Port) operational objectives, will be selected. Part of this work will include collaborating with the City of Hillsboro to better understand stormwater drainage and conveyance needs for the developing area, from which some runoff passes through the current waterway.

The contract will also cover preliminary design development to correct the 13R runway topography to meet Federal Aviation Administration (FAA) design standards. The work being designed will include runway, taxiway and blast pad paving; site grading and drainage improvements; lighting and signage improvements; pavement marking; and navigational aid modifications within the north 415 feet of Runway 13R.



## **SCHEDULE**

Consultant selection process	<b>November 2017 – August 2018</b>
<b>Commission approval (award personal services contract for EA and preliminary design)</b>	<b>September 12, 2018</b>
NEPA EA	October 2018 – July 2020
Record of Decision	September 2020
Commission approval (award personal services contract for final design)	November 2020
Design	December 2020 – December 2021
Commission approval (award public improvement contract)	<b>February 2022</b>
Construction	May 2022 – December 2022

## **CONTRACT AWARD**

### **Solicitation**

The Port procured this personal services contract utilizing a qualifications-based selection (QBS) process as required under Oregon law. Due to FAA requirements, the contract was solicited using a two-step approach, consisting of a request for statements of qualifications (RSOQ), followed by a request for proposals (RFP) from qualified firms. The RSOQ was advertised on November 28, 2017 and statements of qualifications were opened on January 4, 2018. The RFP was advertised on March 22, 2018 and proposals were opened on April 10, 2018.

Seven firms submitted statements of qualifications and three were deemed qualified to submit proposals. The proposals were evaluated against the following criteria:

- Related experience of the firm and its project manager
- Understanding of the project and tasks
- Approach to successfully completing the tasks, including quality control
- Overall quality of responses
- Qualifications, experience and integration of subcontractors
- Small business participation

WSP was the highest-ranked proposer, based primarily on related NEPA experience, project approach and understanding.

PERSONAL SERVICES CONTRACT – ENVIRONMENTAL ASSESSMENT FOR 13R-31L  
RUNWAY SAFETY AREA IMPROVEMENTS – HILLSBORO AIRPORT

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In accordance with QBS requirements, after finalizing the scope of work with WSP, Port staff negotiated WSP's fee based on hourly rates. The fee will be paid monthly based on work performed, not to exceed the total contract amount.

**Small Business Participation**

Because the Port is receiving some federal funding for the project, the Port set a disadvantaged business enterprise (DBE) program participation goal for this contract. Based on an availability analysis, the DBE participation goal was 8.5% of the total amount of the contract. WSP's proposal meets the 8.5% participation level. DBE includes firms certified by Oregon or Washington as socially or economically disadvantaged in accordance with U.S. Department of Transportation regulations.

**BUDGET**

<b>Personal services contract (WSP)</b>	<b>\$1,397,000</b>
Port staff and contracted services	\$241,000
Contingency	\$162,000
Total budget	\$1,800,000

The contingency, representing 10% of the project cost, is considered reasonable given the risk profile for the project and the complexity of the work.

The project costs will be funded by the Port Cost Center, which is composed primarily of revenues from the Port's public parking, rental car and ground transportation operations at the airport. The Port also expects 90% of this personal services contract costs to be funded by an FAA Airport Improvement Program grant. The anticipated grant amount is \$1,444,244.83.

**EXECUTIVE DIRECTOR'S RECOMMENDATION**

The Executive Director recommends that the following resolutions be adopted:

BE IT RESOLVED, That approval is given to award a personal services contract for environmental assessment and preliminary engineering services for the 13R-31L Runway Safety Area Improvements project at Hillsboro Airport to WSP USA, Inc., in accordance 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.

**PROPERTY AND EASEMENT SALE – BONNEVILLE POWER ADMINISTRATION –  
TROUTDALE REYNOLDS INDUSTRIAL PARK**

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September 12, 2018

Presented by: Ken Anderton  
Sr. Manager  
Real Estate Development**REQUESTED COMMISSION ACTION**

This agenda item requests approval to sell to Bonneville Power Administration (BPA) approximately 22.27 acres (Lot 11) and 40.09 acres (Lot 12) and to sell easements over 5.3 acres (SDIL-COR-1 Easement) and 2.7 acres (BDR-1-A-1 Easement) in the Open Space between Lots 11 and 12 (Property) located in the Troutdale Reynolds Industrial Park (TRIP). The total purchase price for the Property sale and easements is \$8,404,007 (\$6,305,527, Lot 11; \$1,750,000, Lot 12; and \$348,480, Easements).

**BACKGROUND**

BPA has long had a presence at the Troutdale Reynolds Industrial Park (TRIP), with critical infrastructure located on site including a substation and network of high voltage transmission lines that support the transmission of power generated by the many hydroelectric, wind and solar projects that support our region's power needs. Soon after purchasing TRIP, the Port of Portland (Port) began discussions with BPA about the potential of a future substation at TRIP and related transmission infrastructure. Early discussions were in support of BPA's Interstate 5 Corridor Reinforcement Project, which BPA later decided not to build. BPA subsequently determined that since TRIP is an important transmission hub critical to the region's power grid, it would be important to preserve expansion capabilities at TRIP to meet future needs. BPA is not currently planning any construction on these lots, but wishes to land bank these two parcels and associated easements.

During the master planning of TRIP Phase II improvements, the Port and BPA worked together to find the best location for future BPA infrastructure. The siting of BPA's new infrastructure balanced BPA's needs for a future substation with the community's needs for job creation and tax base. Through this planning, the Port created Lot 12 for BPA's use, a parcel that was not brought to the same productive industrial lot readiness as other TRIP lots due its many constraints, including existing power line and drainage system easements, wetlands and remote access. Through additional study, BPA ultimately determined that this parcel would not fully meet their needs and requested the Port to evaluate freeing up other industrial lots for BPA's future substation needs. Both the Port and BPA agreed that Lot 11 would be best for this use given its lack of frontage and flag access. BPA also agreed to land bank Lot 12 as best suited for utility versus industrial use.



PROPERTY AND EASEMENT SALE – BONNEVILLE POWER ADMINISTRATION –  
TROUTDALE REYNOLDS INDUSTRIAL PARK

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**BUSINESS TERMS**

Property: Sale of approximately 62.36 acres  
Sale of Easements over approximately 8 acres

Purchase price: Lot 11: \$6,305,527 or \$6.50 per square foot  
Lot 12: \$1,750,000 or \$1.89 per square foot  
Easements: \$348,480 or \$1.00 per square foot  
Total: \$8,404,007

Basis of sales price: Lot 11: Fair Market Value  
Lot 12: Fair Market Value minus adjustments for site useable square footage, site development costs, and site fill costs.  
Easements: Fair Market Value

Closing date: September 19, 2018

Improvements: All site improvements to be designed and constructed by BPA.

**EXECUTIVE DIRECTOR'S RECOMMENDATION**

The Executive Director recommends that the following resolutions be adopted:

BE IT RESOLVED, That approval is given to sell approximately 62.36 acres of property and to grant easements over approximately 8 acres of property in the Troutdale Reynolds Industrial Park to Bonneville Power Administration, 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 purchase and sales agreements and any documents necessary to consummate the transaction contemplated on behalf of the Port of Portland Commission in a form approved by counsel.