MINUTES
REGULAR COMMISSION MEETING
THE PORT OF PORTLAND
April 9, 2025

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.

A 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: Richelle Luther, Vice President, presiding; Rukaiyah Adams; Katy Coba; Mike DeVaughn; Ketan Sampat and Stuart Strader. Also present were Curtis Robinhold, Executive Director, and participating staff members. Because Commissioner Coba attended the meeting virtually, Commissioner Luther chaired the meeting

LEAVE OF ABSENCE

Commissioner Luther called for a motion to grant a leave of absence to Commissioners Johnson, Lam, and Niemi, who were out of town. Commissioner Strader moved to grant the leave of absence. Commissioner Sampat seconded the motion, which was put to a voice vote. Commissioners Adams, Coba, DeVaughn, Luther, Sampat and Strader voted in favor of the motion.

MINUTES

Commissioner Luther called for a motion to approve the minutes of the Regular Commission Meeting of March 12, 2025. Commissioner Sampat moved to approve the minutes. Commissioner DeVaughn seconded the motion, which was put to a voice vote. Commissioners Adams, Coba, DeVaughn, Luther, Sampat and Strader voted in favor of the motion.

EXECUTIVE DIRECTOR'S REPORT

Dave Robertson addressed the Commission and audience; his comments covered the following general topics:

- Noted he was sitting in for Curtis Robinhold, who was attending a meeting with the Maritime Administration's nominee for Administrator.
- Acknowledged the Port's monthly safety champions and asked Jennifer Guild, PDXNext Construction Impacts Coordinator, for this month's safety message;
- Said the Port of Portland landed on Fast Company's 2025 list of 50 Most Innovative Companies for our leadership in building a truly local airport. He said while there have been nonprofits and organizations recognized in the past, it's incredibly rare for a public agency to rank on this list;

- Noted Artists Dyani White Hawk and Kate Newby were selected to create large-scale artworks for Phase 2 of PDX Next and their work will debut in 2026 along the walls of the north and south exit routes, where greeters wait to meet travelers;
- Said on March 19 we held a drop-in event where community members learned about PDX 2045, a collaborative plan for how the airport will grow over the next 20 years. For those wishing to share their thoughts, there is also a Zoom Q&A session scheduled on April 16 at 7:00 p.m.;
- Noted the opening of Face Plant on Swan Island, which provides a fresh twist on plant-based food;
- Said the International Mass Timber Conference again held their annual event in Portland, and the Port was pleased to be a partner. He said we hosted large, guided tours of PDX and the Mass Timber and Housing Innovation Campus at Terminal 2 with 112 attendees and multiple project partners on site; and
- Thanked Governor Kotek and the legislature for their help in getting $5 million for Terminal 6. We continue to work with the Governor's office and legislature on funding for dredging in the lower Columbia River and additional capital at Terminal 6.

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

PUBLIC COMMENT

Written comments were received from Roger Ellingson and Mel and Wendy Mortensen opposing agenda item No. 4.

Miki Barnes, a resident of Banks, addressed the Commission to oppose agenda item No. 4. Her written statement is attached to the minutes.

GENERAL DISCUSSION

Economic Overview

Carl Riccadonna, Chief Economist with the Oregon Office of Economic Analysis, provided an overview of Oregon's economic outlook.

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

Fiscal Year 2025-2026 Proposed Budget

Fran Breeding, Director of Finance 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 2025-2026

Following Ms. Breeding's presentation, Commissioner Luther opened a public hearing for the purpose of taking testimony on the Port's proposed Budget for Fiscal Year 2025-2026.

There was no public testimony pertaining to the Port's Fiscal Year 2025-2026 budget and Commissioner Luther closed the public hearing.

CONSENT ITEM

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

Agenda Item No. 1

CENTRAL RECEIVING AND DISTRIBUTION CENTER CONTRACT AMENDMENT – PORTLAND INTERNATIONAL AIRPORT

> BE IT RESOLVED, That approval is given to amend the operating agreement with Bradford Airport Logistics for the operation of the Central Receiving and Distribution Center 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.

Following the reading of the title of the consent item by Commissioner Luther, Commissioner Adams moved to approve the recommendations. Commissioner DeVaughn seconded the motion, which was put to a voice vote. Commissioners Adams, Coba, DeVaughn, Luther, Sampat and Strader voted in favor of the motion.

ACTION ITEMS

Agenda Item No. 2

COLLECTIVE BARGAINING AGREEMENT – MARINE FACILITY MAINTENANCE

This agenda item requested approval of a three-year collective bargaining agreement between the Port of Portland and the District Council of Trade Unions, representing the 20 employees who perform maintenance at the Marine terminals.

Jeanne Kawamoto presented the Executive Director's recommendations as follows:

> BE IT RESOLVED, That approval is given to enter into a three-year collective bargaining agreement with the District Council of Trade Unions, beginning July 1, 2024, setting forth wages, fringe benefits and working conditions, 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.

Commissioner Luther called for a motion to approve the recommendations. Commissioner Strader moved to approve the recommendations. Commissioner DeVaughn seconded the motion, which was put to a voice vote. Commissioners Adams, Coba, DeVaughn, Luther, Sampat and Strader voted in favor of the motion.

Agenda Item No. 3

PUBLIC IMPROVEMENT CONTRACT – TERMINAL 6 BERTHS 603, 604, 605 AND 606 ELECTRICAL, LIGHTING AND PAVING IMPROVEMENTS PROJECT

This agenda item requested approval to award a public improvement contract to Kerr Contractors Oregon, LLC for the Terminal 6 Berths 603, 604, 605 and 606 Electrical, Lighting and Paving Improvements project in the amount of $15,430,725.

Brian Freeman presented the Executive Director's recommendations as follows:

> BE IT RESOLVED, That approval is given to award a public improvement contract to Kerr Contractors Oregon, LLC for the Terminal 6 Berths 603, 604, 605 and 606 Electrical, Lighting and Paving Improvements project, 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 was a comment from Commissioner Luther.

Commissioner Luther called for a motion to approve the recommendations. Commissioner DeVaughn moved to approve the recommendations. Commissioner Sampat seconded the motion, which was put to a voice vote. Commissioners Adams, Coba, DeVaughn, Luther, Sampat and Strader voted in favor of the motion.

Commissioner Luther, as Executive Vice President and Chief Human Resources Officer for Columbia Sportswear Company, said she has an interest in private aviation at Hillsboro Airport and declared a potential but not actual conflict with agenda item No. 4; she said she would participate in the discussion but not the vote.

Agenda Item No. 4

GROUND LEASE – HIO DEVELOPMENT LLC – HILLSBORO AIRPORT

This agenda item requested approval of a ground lease agreement with HIO Development LLC, a subsidiary of Sky Harbour Holdings LLC, for development of a business aviation hangar campus at the Hillsboro Airport.

Stephen Winkle presented the Executive Director's recommendations as follows:

> BE IT RESOLVED, That approval is given to enter into a ground lease with HIO Development LLC for development of a business aviation hangar campus at 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 execute the necessary documents on behalf of the Port of Portland Commission in a form approved by counsel.

Commissioner Luther called for a motion to approve the recommendations. Commissioner Strader moved to approve the recommendations. Commissioner DeVaughn seconded the motion, which was put to a voice vote. Commissioners Adams, Coba, DeVaughn, Sampat and Strader voted in favor of the motion. Commissioner Luther abstained from voting.

Agenda Item No. 5

SECURITY SERVICES CONTRACT – PORTLAND INTERNATIONAL AIRPORT

This agenda item requested approval to award a five-year contract to Covenant Aviation Security, LLC for security services at Portland International Airport in the amount of approximately $3.5 million in the first year and $5.3 million per year thereafter, for a total amount of approximately $24.7 million over the contract term.

Ethan Barske presented the Executive Director's recommendations as follows:

BE IT RESOLVED, That approval is given to award a contract to Covenant Aviation Security, LLC for security services 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.

Commissioner Luther called for a motion to approve the recommendations. Commissioner Sampat moved to approve the recommendations. Commissioner DeVaughn seconded the motion, which was put to a voice vote. Commissioners Adams, Coba, DeVaughn, Luther, Sampat and Strader voted in favor of the motion.

The meeting adjourned at 12:07 p.m.

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President

_____
Assistant Secretary

_____
Date Signed

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