



Approved 9/18/12

SPECIAL MEETING

TUESDAY, SEPTEMBER 6, 2012 AT 12:00 P.M.

NOTE: The Commission reserves the right to recess into Executive Session as may be required at any time during this meeting, pursuant to the provisions of ORS 192.660.

1. Call to order at 12:03 p.m.
Recognition of Persons Present –
Commissioners - Bill Baertlein; Bob Olsen; Jim Young; Carolyn Decker;
Georgine Beveridge
Staff – Michele Bradley, Jeff Bennett (Legal Counsel) Josh Balmer
Day CPM – Eric Eckfield
Public – Jim Yazbeck, Steve Smith and David Bowser (Smith and Smith and
Legal Counsel); Joe Schnieder (Skanska)
2. Executive Session Per ORS 192.660 (2)(f) To Consider Information Or Records
That Are Exempt From Disclosure By Law, Including Written Advice From An
Attorney; and ORS 192.660 (2)(h) To Consult With Legal Counsel Regarding
Legal Rights And Duties In Regard To Current Litigation Or Litigation That Is
Likely To Be Filed. - Executive Session started at 12:04 p.m. and ended at
12:09 p.m.
3. Presentation Concerning Industrial Warehouse Business Park Project
(Requested by Smith & Smith Excavation) – Mr. Steve Smith and Legal Counsel
gave a brief presentation regarding their position on a potential claim,
materials provided and will be attached to meeting minutes.
4. Discussion and Consideration of Lease Order #IP 12-13 Near Space
Corporation, Building #92 (Units B-J) Ms. Bradley gave a brief overview of the
proposed lease. **Commissioner Decker moved to approve Lease Order #IP
12-13. Commissioner Beveridge seconded the motion. Discussion –
Commissioner Olsen asked for clarification on lease start date for this
lease. Commissioner Young asked when the new lease format starts for
the new templates that staff has been working with legal counsel on. Ms.
Bradley indicated that a workshop will be needed to finalize and adopt the
new lease process for all areas of the Port in the near future. Motion
passed (5-0)**

5. Other Business – Commissioner Beveridge asked for clarification on the timeframe for completion of the Runway Overlay Project. Ms. Bradley stated that it is scheduled to be done the end of September but has until the second week of October to be done. Ms. Bradley also said the project is on schedule per the contractor. Commissioner Young asked Mr. Eckfield his thoughts on the Smith and Smith presentation. Mr. Bennett recommended to not have the conversation in a public meeting and to have the discussion in an executive session. Commissioner Baertlein asked Mr. Bennett to refresh the Board about the rules of executive session. A discussion was held. The Board reached a consensus to move into another executive session after Mr. Bennett's refresher on Executive Sessions.

NOTE: The Commission reserves the right to recess into Executive Session as may be required at any time during this meeting, pursuant to the provisions of ORS 192.660.

Executive Session Executive Session Per ORS 192.660 (2)(f) To Consider Information Or Records That Are Exempt From Disclosure By Law, Including Written Advice From An Attorney; and ORS 192.660 (2)(h) To Consult With Legal Counsel Regarding Legal Rights And Duties In Regard To Current Litigation Or Litigation That Is Likely To Be Filed. - Executive Session started at 12:59 p.m. and ended at 1:23 p.m.

6. Commissioner Comments - None

7. Adjournment at 1:23 p.m.