

- 1) K. Schultz -Amend the IGA framework to remove requirement for contribution to Environmental Investment Fund (items 4b and 4c) and instead add to our letter to council a recommendation to work on a Fossil Fuel Export policy in the next year, including a climate mitigation fee.
- 2) A. Baugh – Amend the IGA framework to add additional Pembina commitments identified in letters dated 1/12/15 to include the following items:
 - Safety: Pembina will use state-of-the-art equipment, including DOT 112 rail cars and maintain an average fleet age of six years.
 - Community Fund: Pembina will establish a \$3 million community investment fund once the project is operational.
 - Workforce: Pembina will prioritize local hiring and workforce diversity for the construction and operation of the facility.
 - Workforce: Pembina will utilize unionized labor for the construction of the facility.
 - Incentives: Pembina will not see government or other public funding or incentives for the facility.
- 3) A. Baugh – Amend the IGA framework to add additional Port of Portland commitments identified in the 2/13/15 Submittal to include the following items:
 - Safety: Require compliance with all applicable laws and regulations, with a particular focus on safety, health and environmental laws.
 - Safety: Review and approve an operations management plan before facility operation can begin.
 - Safety: Require that improvements, especially fire suppression and safety equipment, be maintained in good working order.
 - Safety: Require the development and implementation of a safety management plan, an emergency management plan, a Spill Prevention and Response (SPAR) Plan, and a stormwater management plan.
 - Safety: Require the prevention and correction of any damage from any hazardous substance release.
 - Safety: Require the prompt reporting of violations of any safety, health and environmental law and appropriate government agency oversight of corrective action.
 - Safety: Require periodic preventative auditing of safety, health and environmental, health, safety, legal and regulatory compliance.
 - Safety: Provide remedies for default, including self-help and other contractual remedies, for any threatened or actual breach of lease obligations.
- 4) A. Baugh – Amend the IGA framework to add to 4(b):
 - Contributions shall be adjusted annually Portland cost of living index.
 - Funds will be restricted to funding projects that:
 - reduce energy use, generate electricity from renewable energy sources (e.g., wind and solar); or

- sequester carbon (e.g., tree planting, habitat improvements).
 - Projects will occur in the City of Portland and prioritize benefits to public health, local economic development, environmental health, and equity, both through workforce practices and by targeting lower-income households and small business.
 - The funds should be invested with a high degree of transparency, including annual reporting. After five years, the uses and mechanism for administering the funds will be evaluated.
- 5) T. St. Martin - Amend the IGA framework to revise 3.d. to limit renewable energy certificates to only sources from Oregon.
- 6) C. Smith - Amend the IGA framework to allow for the contribution to the Environmental Investment Fund to be re-evaluated and adjusted ever five years to reflect the best available data.
- 7) C. Smith - Amend the IGA framework to require that the Port demonstrate liability coverage for a catastrophic event, with a radius up to 3 miles, including the following items:
- Financial assurances: Require Pembina to provide a financial guaranty to assure performance with all lease terms.
 - Insurance: Require Pembina to provide multiple types of insurance coverage to address significant risks be carried throughout the term of the lease.
 - Insurance: To supplement this coverage, the Port carries its own insurance to cover losses associated with a catastrophic event not covered by the lessee.
- 8) C. Smith - Amend the IGA framework to require that the Port require lease terms that ensure the deconstruction of the facility if it ceases operations.