
**Regular Commission Meeting Minutes
March 13, 2024 – 1:30 pm
2 Marine Drive, Boardman, Oregon 97818**

COMMISSION TOUR – 9:00 AM

Present: Lisa Mittelsdorf, Mark Patton, Joe Taylor, Rick Stokoe, John Murray, Kelly Doherty, Joel Peterson, Erika Lasater, Sam Tucker, Jacob Cain, Debbie Radie

Joe opened the public Port tour at approximately 9:06 AM. Executive Director Lisa Mittelsdorf, COO Mark Patton, and Director of Engineering Jacob Cain presented information regarding development in the East Beach Industrial Park and answered questions. Joe closed the tour at 10:39 AM.

COMMISSION WORKSHOP – 11:00 AM

Present: Kami Kroski, Kelly Doherty, Jessica Esparza, Jordan Cimmiyotti, Erika Lasater, Marcine Brangham, Debbie Radie, Rick Stokoe, Andrea Orcutt, Torrie Griggs, Tim Patton, Scott Ezell, Eileen Hendricks, Brian Maag, Bob Levy, Jake Madison, Dori Drago, Jeff Wilson, Anna Browne, Wes Killion, John Murray

Joe opened the workshop at 11:02 AM. Consultants from Consor gave a presentation regarding the Port's secondary treatment system and process and answered questions. Joe closed the workshop at 12:11 PM.

REGULAR COMMISSION MEETING – 1:30 AM

I. CALL TO ORDER AND INTRODUCTIONS

Joe called the meeting to order at 1:30 p.m.

Commissioners Present: Rick Stokoe, Joe Taylor, John Murray, Kelly Doherty, and Joel Peterson

Staff Present: Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Jacob Cain, Anna Browne, Erika Lasater, and Brandy Warburton

Visitors Present: Torrie Griggs, Heather Baumgartner, Brian Maag, George Shimer, Brandon Hammond, Teiko Villegas, Ken Nichols, Karen Pettigrew

By Zoom Meeting: (Staff) Marcine Brangham
(Guests) Dale Penn, Ryann Gleason, Kirby Garrett,
Unidentified, “Debbie’s iPad”, John Doherty, Kim Cutsforth

II. PUBLIC COMMENT PERIOD

None

III. CONSENT AGENDA

A. February 14, 2024, Regular Commission Meeting Minutes

Rick made the motion to approve the consent agenda items as presented. John seconded the motion. No further discussion was had. The motion passed unanimously.

IV. LEGISLATIVE UPDATES

A. Federal – Kirby gave an update for federal legislative matters. He thought the recent meetings with the Port and EPA in Washington DC went well. Closing of the WIFIA loan is on schedule for the end of June. He also gave a brief update regarding government funding and Community Initiated Projects (CIP). These are the bills that should have been approved last September. Bills are moving through the process. The funds for the incubator space are in the second package that is scheduled for next Friday. Fiscal Year 2025 CIP projects include four projects: wastewater infrastructure upgrades (\$3M), rail safety upgrades for the south port area (\$1.8M), Port of Morrow Interchange (\$2.2M), and the City of Ione Incubator project (\$1.8M). We should find out late spring or early summer if these make it into the proposed legislation for next year.

B. State – Ryann gave an update for Oregon government events. The 2024 Oregon legislature short session ended Thursday last week. A new speaker of the house has been elected. This session was largely focused on Measure 110 reforms, housing infrastructure investments, and campaign finance reform.

V. OLD BUSINESS

A. CDA Update – Kelly said the CDA meetings keep getting canceled or postponed. The million-dollar payment has been paid. The next meeting is scheduled for March 26 at 1 PM. Kelly mentioned March 21st is the recognition ceremony and tour of the explosion site.

B. WIFIA Application Update – An update regarding WIFIA was included in the workshop this morning. Lisa and Mark stated that everything is going well and is on schedule.

C. CREZ II & III Disbursements – John reported that there was a discussion regarding disbursement policy and how money would be distributed in CREZ III moving forward. There is an interest in applying some of the funding towards water projects. Joe said they are a little closer to being able to interview for the manager position.

- D. Community Projects** – Mark said there's a crew in lone working on the Football field. We will have to go back in a couple of weeks to finish up.
- E. Executive Session Policy** – Joe said he sent out the one the broadband group adopted and would like to hear feedback about the policy from the commission. Lisa said she would like to send it to our attorney and have him look at it.
- F. POM Budget Committee Appointments** – Kelly said her appointee declined as well as the other person she asked. Lisa suggested reaching out to Jason Proudfoot. Rick has not reached out to an appointment yet.
- G. Other**
No other old business was discussed at the time.

VI. NEW BUSINESS

- A. PNWA** – Kelly gave an update regarding the trip to Washington DC. She was only able to attend the first meeting due to illness. Lisa provided a summary of the events, the sessions, and who they were able to meet with.
- B. Meeting Recordings Posted to Website** – This was added to the agenda at Kelly's request. She believes it's hard for people to make it to the meetings during the day and she believes it's a simple solution to providing context to meetings. Joel asked how someone currently could request a recording. Brandy said they can submit a public records request.
- C. Resolution 2024-03 – Ratifying Leases with Tower Solar LLC (formerly known as Aurora Solar LLC)** – Ken Nichols was present and gave an overview regarding the project and answered questions. He estimates they would be able to start in November of this year. Lisa explained where the site is and the easements that are included.

John made a motion to approve Resolution 2024-03 Ratifying Leases with Tower Solar LLC (formerly known as Aurora Solar LLC) and Rick seconded the motion. Joe called for discussion and Joel asked why Aurora solar is mentioned in the resolution. Ken said he can show where all the assets were moved. Kelly asked if we need to change the name. Jacob said we had approval showing the name change as an amendment to the lease. Motion passed unanimously.

- D. Other**
Lisa talked about the new courthouse location in Heppner. There have been lots of rumors floating around. The City of Heppner has looked at options within their city limits and there is division regarding the current siting location. She spoke with Greg Smith to clarify siting requirements. Since it does not have to be in city limits, we could donate the land at the old mill site as the future location. We have had discussions regarding utilities and zoning changes. It would be a good solution. Kelly asked how many acres would be needed – Mark and Lisa responded that there's enough room. It would also be located

outside of the flood plain. John thought it would be a good opportunity to solve several utility issues common to that area. There was a discussion regarding water. All commissioners were in general agreement with the idea.

VII. STAFF REPORTS

- A. Project Updates** – The commission saw the BUILD project during the tour this morning. Mark said the airport projects are progressing ahead of schedule. He talked about Farm 5 expansion. They signed an agreement yesterday to expand Farm 5 which will add acreage. We're hoping to have that up and running by September, which would help with compliance.
- B. Maintenance Update** – Erika showed photos of projects while Jacob and Mark answered questions.
- C. Workforce Training Update** – Anna provided an update on events happening in Workforce Training. Career Connect is happening tomorrow in Pendleton with over 450 students and 40 plus businesses participating. There are many high school internship options this year. Columbia Works internships will be posted by the end of the week.
- D. Financial Update** – Eileen gave the financial update.
- E. Usage Reports** – The commissioners reviewed the usage reports in the packet.
- F. Other**
No other staff reports were discussed at the time.

VIII. OTHER REPORTS

- A. Willow Creek Valley Economic Development Group** – Kim Cutsforth talked about the Heppner St. Patrick's events happening this weekend and gave an update for WCVEDG.
- B. BCDA** – Torrie Griggs provided an update for BCDA. She thanked the CREZ board for the increase in funds.
- C. ICABO** – Joel said their meeting is tomorrow morning so there are no new updates today.
- D. Other**
There were no other updates.

IX. FOR THE GOOD OF THE ORDER

Ken followed up on Joel's earlier question regarding the Aurora Solar LLS - that they did record the name change from Aurora Solar LLC to Tower Solar LLC.

X. UPCOMING EVENTS:

April 16 1:30 PM POM Regular Commission Meeting

Lisa will be gone on April 10 and wondered if the meeting could be moved to Tuesday, April 16. It works for all the commissioners, so the meeting date was changed to April 16.

April 16 3:30 PM Budget Committee Meeting

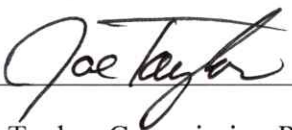
April 15 SEI Filing Due

XI. EXECUTIVE SESSION

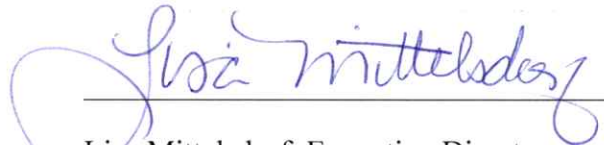
There is no executive session today.

Joe adjourned the meeting at 2:52 PM.

Submitted by:



Joe Taylor, Commission President



Lisa Mittelsdorf, Executive Director

PORT OF MORROW
Regular Commission Meeting
March 13, 2024

SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
Anna Browne	POM		
Heather Baumgartner	Chamberg Group		
BRIAN MAAG	BFI		
Karew Pettigrew			
George Spitzer	B. Parks + Rfc		
TEHO VILLEGAS	Boardman Park + PL		
Brandon Hammond	COB		
Ken Nichols	Avangrid Renewables	803 438 8123	ken.nichols@ avangrid.com

Port of Morrow Commission
Public Comment Sign-in Sheet



If you are interested in addressing the Commission under the Public Comment portion of the Agenda, please sign-in below before the meeting starts. A copy of the Public Comment Policy is available to any member of the public who wishes to speak.

DATE: 3/13/24

FULL NAME:

PHONE:

TOPIC:

FULL NAME:	PHONE:	TOPIC:

Port of Morrow Commission Tour
 March 13, 2024
 9 am
 Sign-up Sheet



Print Name:	Representing:
1. Lisa Mihelsdorf	POM
2. Mark Patton	POM
3. Joe Taylor	POM Commission
4. Rick Stokoe	POM Commission
5. John Murray	POM Commission
6. Kelly Doherty	POM Commission
7. Joel Peterson	POM Commission
8. Erika Lasater	POM
9. Dawson Quinton	Rep. Greg Smith
10. Sam Tucker	POM
11. Jacobs Cain	POM
12. Debbie Radtke	Boardman FOODS.
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Port of Morrow Commission Tour
March 13, 2024
9 am
Sign-up Sheet



Print Name:	Representing:
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Port of Morrow Commission Workshop

March 13, 2024

11 am

Sign- in Sheet



Print Name:	Representing:
1. Kamm Kroske	3 Pom Maintenance Shop
2. Kelly Doherty	Port
3. Joel Peterson	Port
4. Jessica Espana	POM
5. Jordan Cimmiyatti	POM
6. Erika Casater	Pom
7. Marin Brayton	Pom
8. Debbie Rader	Boardman Foods
9. Rick Stokoe	Pom
10. Andrea Oruff	POM
11. Tomie Criggs	POM / BAGIE
12. Tim Patton	Pom
13. Scott Ezell	Pom
14. Eileen Hendricks	POM
15. BRIAN MAAG	BFI
16. Bob Levy	WR
17. Jake Madison	MRE
18. Dori Drago	POM
19. Jeff Wilson	Pom.
20. Anne Brown	POM
21. Wes Killian	Beef NW
John Murray	POM

Port of Morrow Commission Workshop
March 13, 2024
11 am
Sign- in Sheet



Print Name:	Representing:
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