
Regular Commission Meeting Minutes
January 20, 2026 – 3:00 pm
2 Marine Drive, Boardman, Oregon 97818

I. CALL TO ORDER AND INTRODUCTIONS

John Murray called the meeting to order at 3:00 p.m.

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

Staff Present: Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Miff Devin, Jacob Cain, Tim Helbig, Brandy Warburton, and Erika Morton

Visitors Present: Mark VandeVoorde, Jonathan Tallman, Raymond Akers, Randy Baker

By Zoom Meeting: (Staff) Marcine Brangham
(Guests) Sam Tucker, John Doherty, Kyla Baumgartner, Griffin Beach, Ryann Gleason, Aaron Palmquist, iPhone4, Jordann Krouse, Karen Boardman, Steven Eliscu, City of Boardman, Patrick Collins, iPhone7, Isavel Gonzalez

Conflict of Interest Declarations - None declared

II. ELECTION OF PORT OF MORROW COMMISSION OFFICERS FOR 2026

John said he received comments from a couple of commissioners to wait until we have a full board compliment to elect officers and asked for input. They discussed the options.

Rick made a motion to keep the slate as presented (as currently in place). Joel seconded the motion. John listed the current officers – John Murray, president; Rick Stokoe, vice-president; Joel Peterson, secretary. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

III. PUBLIC COMMENT PERIOD – No one signed up for public comment, however, there were several in attendance who expressed a desire to speak. John noted that each person has a time-limit of three minutes to speak.

Raymond Akers spoke about a “project coming down the BPA line” and read a statement about the perception of “reliance” - noting that there is a conflict about what the trail is called and that plans are still “conceptual”.

Randy Baker stated his family has been in Boardman for 6 generations and there are many things he disagrees with. He read a statement for the record regarding the “heritage trail corridor” and concluded that any action taken by the Port today should be considered as “conceptual only”. There are many issues unresolved with landowners in that corridor.

Jonathan Tallman stated he is the owner of the 1 John property that is being referenced. He spoke about the same corridor that affects his property and wants the records to reflect the reliance and concerns that were raised before any port action or assumption of the corridor finality.

IV. CONSENT AGENDA

A. December 10, 2025, Regular Commission Meeting Minutes

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

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

V. LEGISLATIVE UPDATES

- A. State** – Ryann gave the Oregon legislative update and answered questions. Bills were filed on January 9 and should be available to review early next week. The short session is expected to be controversial, addressing the budget crisis, economic development – which includes potential changes to the enterprise zone, and federal immigration response. NOWA is working on legislation to improve how Columbia River water is tracked and managed once it enters the shared regional infrastructure. The transportation measure will be going to the ballot for voters. Finally, the Connect Oregon program is once again open. We hope to submit for that program if the Port has suitable projects.

VI. OLD BUSINESS

- A. CDA Update – Settlement Agreement** – Lisa said they do have an update “hot off the press” and will be a topic for discussion in executive session.

Joel said that two meetings have been cancelled. It has been discovered that the CDA does, in fact, have an EIN number. There is a meeting currently scheduled for Tuesday. He asked if the port would be willing to extend payroll for two weeks until the CDA board has an opportunity to vote. John expressed concern that the upcoming meeting could be cancelled. Rick expressed concern about being asked to extend our deadline indefinitely. Kelly said we have been asked to extend services five times. There was a discussion by all regarding payroll.

John made the motion to extend payroll through Friday, January 23, 2026. Rick seconded the motion. There was no further discussion. The motion passed three to one.

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – No

There was a brief discussion regarding the road construction on CDA property.

There was discussion regarding the employment contract. Joel reported that there has been no communication to accept it.

Kelly commented regarding the CDA IGA. There was a discussion regarding correcting language regarding the fiscal agent and defining that role and responsibilities.

Lisa said she is hoping action can be taken after further discussion during the executive session.

B. WIFIA Update – There is no new update.

C. CWSRF Update – A clean water document is signed but the disclosure we need to make regarding federal lobbying is ready to be reviewed by Sam.

D. Morrow County Clean Water Consortium Update – Kelly said the next meeting is Friday at 4 PM. There are a couple of applications for the director position.

E. SIP IGA with County – John said we need to come to an agreement with the county, so we don't have competing programs and share a cohesive voice. He asked if this commission would be open to forming a work group with the county so we can come together and work an agreement out. Joel said he would be in favor. Kelly said she would like to see all commissioners come together as a work session. Lisa will reach out to the county about scheduling a meeting.

F. Commissioner Appointment – John said the deadline is January 30 and asked for input on how the process should go. Rick talked about the previous process and thought it worked well. Lisa said the next commission meeting is February 11. John asked the commissioners to submit their 5 questions to Lisa by February 6. It was decided to meet at 9 AM to select the questions and ask the applicants to come at 10 AM on February 11 for interviews.

G. Other

No other old business was discussed at the time.

VII. NEW BUSINESS

A. 2026 Membership Board Appointments – A list of current board appointments is in the packet. Rick suggested maintaining the current appointments until there is a full board. Everyone agreed to maintain the assignments until a new commissioner is selected.

B. Resolution 2026-01 – Trail Use Immunity Opt-In for Special Districts – Rick gave a background on this resolution and there was a discussion.

John made the motion to approve Resolution 2026-01, a resolution opting to limit liability for certain claims arising from the use of public trails or structures in public easements and unimproved rights-of-way pursuant to ORS 105.668. Kelly seconded the motion. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

C. Port/County IGA – CDA South Trail – Lisa referred to the IGA in the packet to preserve the South Trail portion of the CDA that would fall within port property. She doesn't see an issue with the port doing this. Joel asked if this was the trail referred to in the public comment and Lisa remarked no.

Rick made the motion to approve the port to engage in an IGA with the county for the CDA south trail and authorize staff to execute the IGA. Kelly seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

D. Property Lease, Fire Department – Lisa said we will be covering this topic in executive session.

E. Other - Jacob introduced Tim Helbig as the new senior engineer. John asked what his specialty is and Tim said he's done consulting work across the pacific northwest.

VIII. STAFF REPORTS – John said for the sake of expediency, we will pass the staff reports, which are included in the packet, but asked Eileen for a financial report, which she gave.

A. Project Updates

B. Maintenance Update

C. Financial Update

D. Usage Reports

E. Other

No other staff reports were discussed at the time.

IX. OTHER REPORTS – Reports were bypassed for the sake of time.

A. WCVEDG

B. BCDA

C. ICABO

D. Other

X. FOR THE GOOD OF THE ORDER

XI. UPCOMING EVENTS:

February 5-8		SDAO Annual Conference, Seaside
February 11	1:30 PM	POM Regular Commission Meeting
April 20-23		PNWA Mission to Washington

XII. EXECUTIVE SESSION

John recessed the open session and read the following executive session statement at 4:01 PM.

The Port will hold an executive session meeting for the permissible reason(s) stated below under ORS 192.660(2). Representatives of the news media and designated staff and other persons shall be allowed to attend the executive session. All other members of the audience will be asked to leave the room. The public virtual Zoom Meeting link will be closed during the executive session as permissible executive session meetings are not subject to HB2560. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision will be made in this executive session. At the end of the executive session, we will return to open session and welcome the audience back into the room in-person and open the public virtual Zoom Meeting link again.

A. For the Purpose of Consideration of Deliberations with the Port's Executive Director and Other Staff Members Who Have Been Designated by the Port to Negotiate Real Property Transactions – ORS 192.660 (2)(e)

B. For the Purpose of Consultation with Counsel Concerning the Legal Rights and Duties of a Public Body with Regard to Current Litigation or Litigation Likely to be Filed – ORS 192.660 (2)(h)

John reopened the regular session. He commented on an earlier discussion regarding the CREZ II/III meeting next week. He asked if it could be verified that the meeting was still on the schedule.

John made the motion to approve a mutual release and settlement agreement and authorize Lisa to execute the agreement. Rick seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

John adjourned the meeting.

Submitted by:



John Murray, Commission President



Lisa Mittelsdorf, Executive Director

PORT OF MORROW
Regular Commission Meeting
January 20, 2026

SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
Karen Pettigrew			
Mark Vandervoort	Klean Ind.	5047171180	m.vandervoort@egmail.com
Donathon Tollman	1st John 2:17		1stJohn21762@gmail.com
Gordon MacKenzie	Banner Bank	541-656-9216	

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: January 20, 2026

FULL NAME:

PHONE:

TOPIC:

FULL NAME:	PHONE:	TOPIC:
Raymond Akers		
Bandy Baker	(907) 322-4668	TSP + Park Corridor
Jonathan Tallman		

“Good evening. My name is Raymond Akers. I’m speaking as a member of the public who has been following the planning actions related to this corridor.

I want to briefly explain why people keep using the word reliance, because it’s not a legal accusation — it’s about what decisions mean downstream.

Reliance happens when a public body treats a plan, map, or corridor as settled enough to base real decisions on it — such as funding, construction, scheduling, or coordination — even when that plan is still under appeal, awaiting co-adoption, or described as conceptual.

In this case, the corridor has repeatedly been described as conceptual and, importantly, there are no final or exact maps that clearly define its alignment, right-of-way, or parcel-level impacts. That uncertainty is significant.

Just for awareness Port is calling this a conceptual Columbia Trail. County is calling this a acknowledge Heritage Trail, and City has two different trail names with the Parks Master Plan with the Park and Rec also tied now appealed and paused NITA.

From the perspective of the Department of Land Conservation and Development, the concern is not whether each agency followed its own agenda. The concern is whether multiple agencies are moving forward based on shared assumptions before coordination is complete, especially where the underlying plans are still conceptual.

DLCD looks at whether decisions are stacking on top of one another in a way that effectively fixes a corridor across jurisdictions — even though no single body has adopted a final alignment or resolved impacts.

The Land Use Board of Appeals later looks at this very practically and asks:

When this body acted, was it reasonable to treat the corridor as settled, given that it was still conceptual and not precisely mapped?

LUBA focuses on real-world facts — money spent, infrastructure approved, construction begun — not just labels in planning documents. Once those actions occur, it becomes much harder to say a corridor was merely conceptual.

The Port does not adopt land-use plans, but Port actions can become the evidence that other agencies rely on. If funding or implementation moves forward while the corridor remains conceptual and unmapped, later reviewers may reasonably conclude that the corridor was treated as real despite the lack of final definition.

This doesn't mean the Port is doing anything wrong. It simply means timing and coordination matter, particularly when plans are still conceptual and details have not been finalized.

I'm not asking the Port to decide land-use issues tonight. I'm asking that the record reflect that reliance and coordination concerns were raised before funding or implementation decisions lock in assumptions based on a conceptual corridor.

Early coordination, before exact maps and impacts are fixed, protects the Port, protects other agencies, and helps projects move forward without avoidable delay.

Thank you.”
Raymond Akers

Brandy Warburton

From: Jonathan Tallman <1stjohn217llc@gmail.com>
Sent: Tuesday, January 20, 2026 11:00 AM
To: John Murray
Cc: Brandy Warburton
Subject: Re: Request for Agenda Item: Coordinated Access, Easements, and MOU Discussion
– Laurel Lane / South I-84 Area

President Murray and Commissioners,

Please include the correspondence below as written public comment and enter it into the official record of the Port of Morrow Commission meeting.

I also plan to provide oral comments during the meeting at the appropriate times on the agenda. Nothing in this submission waives, limits, or replaces my ability to speak during the meeting or to preserve the record through oral comment.

Thank you for your attention.

Respectfully,
Jonathan Tallman
1st John 2:17, LLC

On Sun, Jan 18, 2026 at 8:19 PM Jonathan Tallman <1stjohn217llc@gmail.com> wrote:
John Murray, President
Port of Morrow Commission
Boardman, OR 97818

Commissioners and Staff,

My name is Jonathan Tallman. I am the managing member of 1st John 2:17 LLC, owner of parcels Tax Lots 3205, 3207, and 3302 located south of I-84 in the Laurel Lane area of Boardman. I submit this letter for inclusion in the official record of the January 20, 2026 Port of Morrow Commission meeting, and in support of my previously requested agenda item regarding access, easement coordination, and trail-related planning affecting these properties.

Please include the attached letter and exhibits in the official record for the January 20, 2026 Port of Morrow Commission meeting under Agenda Item III – Public Comment Period.

I am not appearing to request approvals, commitments, or positions from the Commission. My purpose is to ensure that existing access constraints, overlapping easements, and corridor assumptions affecting both Port-owned land and adjacent private property are clearly identified and coordinated before they become embedded through separate planning or trail processes.

1. Access and Easement Constraints

As the Port has previously acknowledged in written correspondence, legal access to certain Port-owned parcels south of the freeway relies upon access routes that intersect or pass through my property. These access relationships are real, unresolved, and materially affect the feasibility of development on both Port land and my parcels.

Any trail alignment, corridor depiction, or infrastructure concept that assumes access or circulation without first addressing these constraints risks creating conflicts that are avoidable through early coordination.

2. Overlapping Corridor and Trail Concepts

Multiple public entities are advancing trail, transportation, and connectivity concepts in this area, including Heritage Trail segments, City transportation planning, Park & Recreation trail concepts, and BPA corridor overlays. While each may be advancing its work independently, the cumulative effect is that these concepts converge across and adjacent to my property in ways that directly affect access, circulation, and development potential.

These impacts are not theoretical. They are visible on the maps already circulating in public packets and presentations, and they warrant coordinated discussion rather than piecemeal assumptions.

3. Need for Intergovernmental Coordination

I am not asking the Port to take a land-use position. However, because the Port is both a landowner and a steward of public infrastructure interests in this area, early coordination among the Port, City, County, and Park & Recreation District is essential to avoid conflicts, inefficiencies, and future disputes.

4. Non-Binding MOU Framework

I respectfully suggest that a non-binding Memorandum of Understanding could provide a constructive framework to:

- acknowledge existing access and easement realities,
- preserve all parties' rights,
- avoid premature alignment assumptions, and
- support good-faith coordination as planning processes continue.

Such a framework would protect public entities and private landowners alike by keeping options open while ensuring transparency.

5. Record Preservation

I respectfully request that this letter, my testimony, and the associated maps and access documentation be included in the official record for any future Port, City, County, or intergovernmental actions related to trails, corridors, or infrastructure and I request written confirmation that this submission has been included in the official record.

Please provide me with written notice of any decision, resolution, or future action related to this item, including any Notice of Decision if issued.

My goal is cooperation, clarity, and avoidance of preventable conflicts — not delay. Early coordination is in the best interest of the Port, the community, and affected landowners.

Thank you for your time and consideration.

Respectfully submitted,

Jonathan Tallman
1st John 2:17 LLC
Boardman, Oregon

John Murray, President
Port of Morrow Commission

Dear Mr. Murray,

I am writing to respectfully request placement on the agenda for the Port of Morrow Commission's January 20, 2026 regular meeting to discuss access, easement coordination, and development feasibility affecting properties south of the freeway adjacent to Port-owned land.

I am the managing member of 1st John 2:17 LLC, which owns parcels immediately adjacent to Port of Morrow property in the Laurel Lane area (including Tax Lots 3205, 3207, and 3302). I am actively pursuing a proposed RV park and related development on these parcels. As part of that work, it has become clear that existing easements, access alignments, and overlapping planning concepts materially affect both my property and Port-owned parcels, and should be addressed through coordinated discussion.

Specifically, I would like to place the following on the record and discuss with the Commission:

1. Access and Easement Coordination

Existing utility and access easements serving Port parcels appear to intersect with potential development layouts on my property. These constraints affect feasibility, circulation, and long-term planning for both parties and merit early coordination rather than piecemeal resolution.

2. Need for Intergovernmental Coordination

Various corridor and connectivity concepts are being advanced through multiple public planning processes involving the City, County, and Park & Recreation District. While I am not requesting the Port take a position on any land-use proposal, these concepts have real-world access and infrastructure implications that directly affect Port property and adjoining private land. A coordinated approach would help avoid conflicts and inefficiencies later.

3. Exploration of a Non-Binding MOU Framework

I would like to discuss whether a non-binding Memorandum of Understanding could serve as a constructive framework to:

- acknowledge shared access considerations,
- preserve all parties' rights,
- avoid premature alignment assumptions, and
- support good-faith negotiations as planning processes continue.

4. Historical Context

I will bring mapping and documentation illustrating historic right-of-way discussions, including prior City actions related to loop road access in this area, to provide context for why early coordination is important and why these issues are recurring.

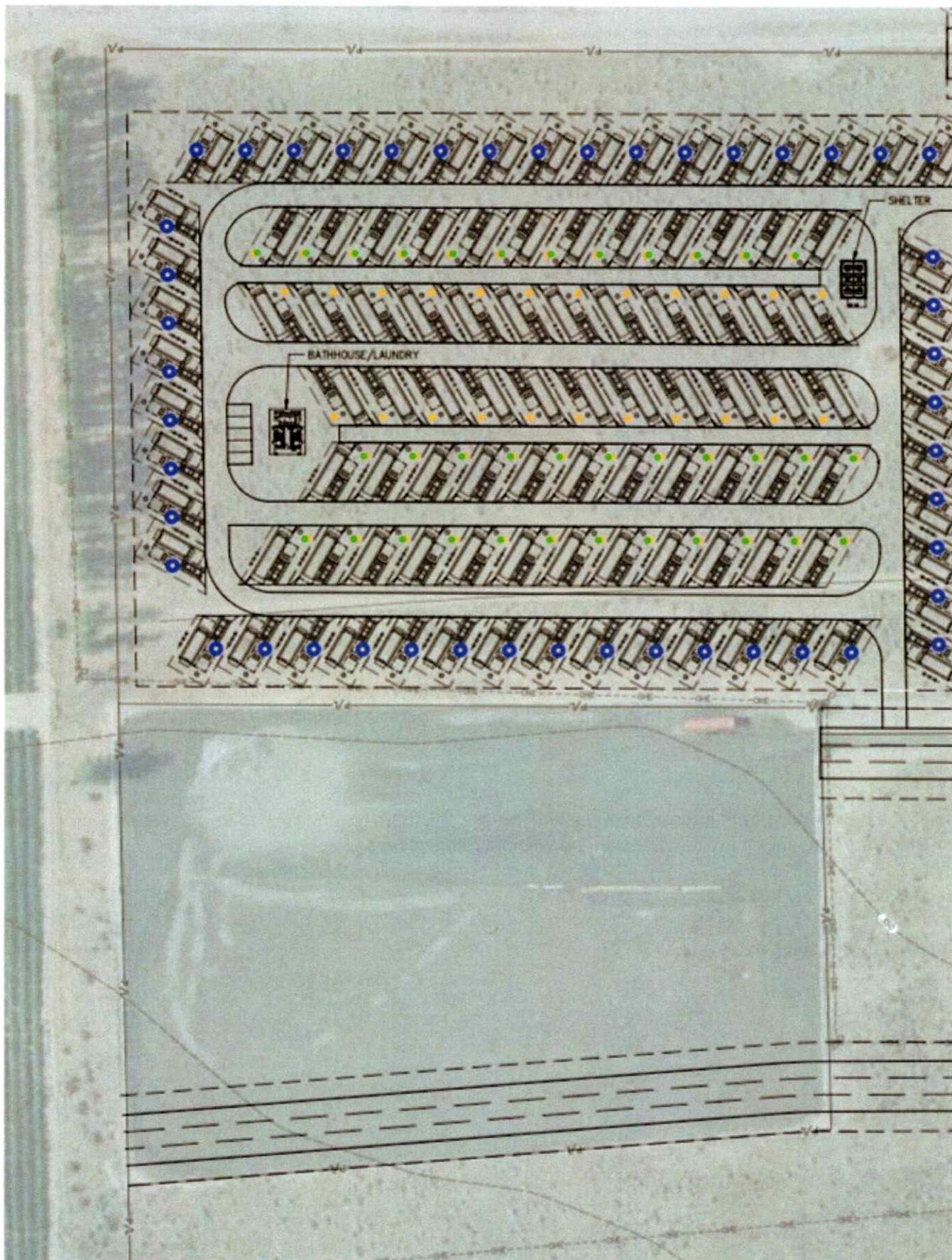
My goal in appearing before the Commission is not to seek approvals or commitments, but to ensure transparency, coordination, and a clear record that access and easement issues exist and should be addressed collaboratively before decisions become entrenched elsewhere.

Please let me know if there is any additional information you need from me to place this item on the January 20 2026 agenda, or if staff would prefer advance materials.

Thank you for your time and consideration. I appreciate the Port's willingness to engage constructively on matters that affect shared infrastructure and long-term development outcomes.

Respectfully,

Jonathan Tallman
Managing Member
1st John 2:17 LLC
Boardman, Oregon
(208) 570-7589



----- Forwarded message -----

From: **Lisa Mittelsdorf** <LisaM@portofmorrow.com>

Date: Mon, Mar 25, 2024 at 4:05 PM

Subject: Re: [EXTERNAL] Re: Meeting to Discuss Development Opportunities for Unused Land at Port of Morrow south of freeway

To: Jonathan Tallman <jonathan@tallman.cx>

Jonathan,

Following up on our phone call this morning, as I said, the Port has no current plans for development of this parcel. We have utilities easements in and around this site. At some point, we will need to discuss the legal access to our property that goes through your site. You mentioned a conversation with your dad and Jacob Cain several years ago. Jacob is out this week, and we can follow up on that when he returns. I completely understand your interest in getting that issue resolved. I am following up with the City of Boardman as well.

Also, if you have a developer interested in our site, please ask them to reach out to us and we will enter into a Non-Disclosure Agreement to discuss their needs, including access.

Thank you for reaching out,

Lisa



Lisa Mittelsdorf

Executive Director

541.481.7678 | 541.571.1671

PO Box [200](#) | [2 E Marine Drive](#) | Boardman, OR 97818

lisam@portofmorrow.com | www.portofmorrow.com

From: Jonathan Tallman <jonathan@tallman.cx>

Date: Monday, March 25, 2024 at 12:53 PM

To: Lisa Mittelsdorf <LisaM@portofmorrow.com>

Subject: [EXTERNAL] Re: Meeting to Discuss Development Opportunities for Unused Land at Port of Morrow south of freeway

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lisa,

It was a pleasure chatting with you today. I'm eagerly anticipating your email.

Sincerely,

Jonathan Tallman

(208) 570-7589

On Wed, Mar 20, 2024 at 9:21 PM Jonathan Tallman <jonathan@tallman.cx> wrote:

Hello Lisa,

I hope this message finds you well. I wanted to reach out to discuss potential development opportunities for the unused land on the Port of Morrow property. After reviewing the area, I believe there's significant potential for development, particularly in a piece of Port of Morrow property that is not be utilized to its full potential yet. Approximately 2.5 acres of land (pic 1 below) for commercial purposes (service center zoned).

I have some detailed numbers and plans with documentation to back up further review that I'd like to share with you in person, outlining how this development could benefit the Port and the surrounding businesses (pic 2 with east side done). Creating a loop road extension to the Port land would not only enhance accessibility but also open up opportunities for commercial enterprises interested in the area for jobs and traffic for customers (Les Scwab type business maybe, I have many others interested too). Because of the Port of Morrow being a development authority I am able to use resources (potentially at low cost to the Port of Morrow especially after land is sold to the business to develop/utilize) that could be beneficial to make this happen that I was not aware of tell this last week. I am really excited about this opportunity for all involved.

Would you be available to meet and discuss the specifics further? I'm eager to collaborate on this project and ensure that the Port of Morrow maximizes the potential of its property and to help create jobs for the Boardman community (it would look like Yates lane on the east side). See pic 3 below.

Please let me know your availability, and I'll try accommodate. Your input and assistance are invaluable in moving this initiative forward. I really want to see the Port utilize this property that would have potential water, sewer, electricity readily available to end users inside city limits of Boardman tax base.

Thank you for your attention to this matter, and I look forward to hearing from you soon.

Best regards,

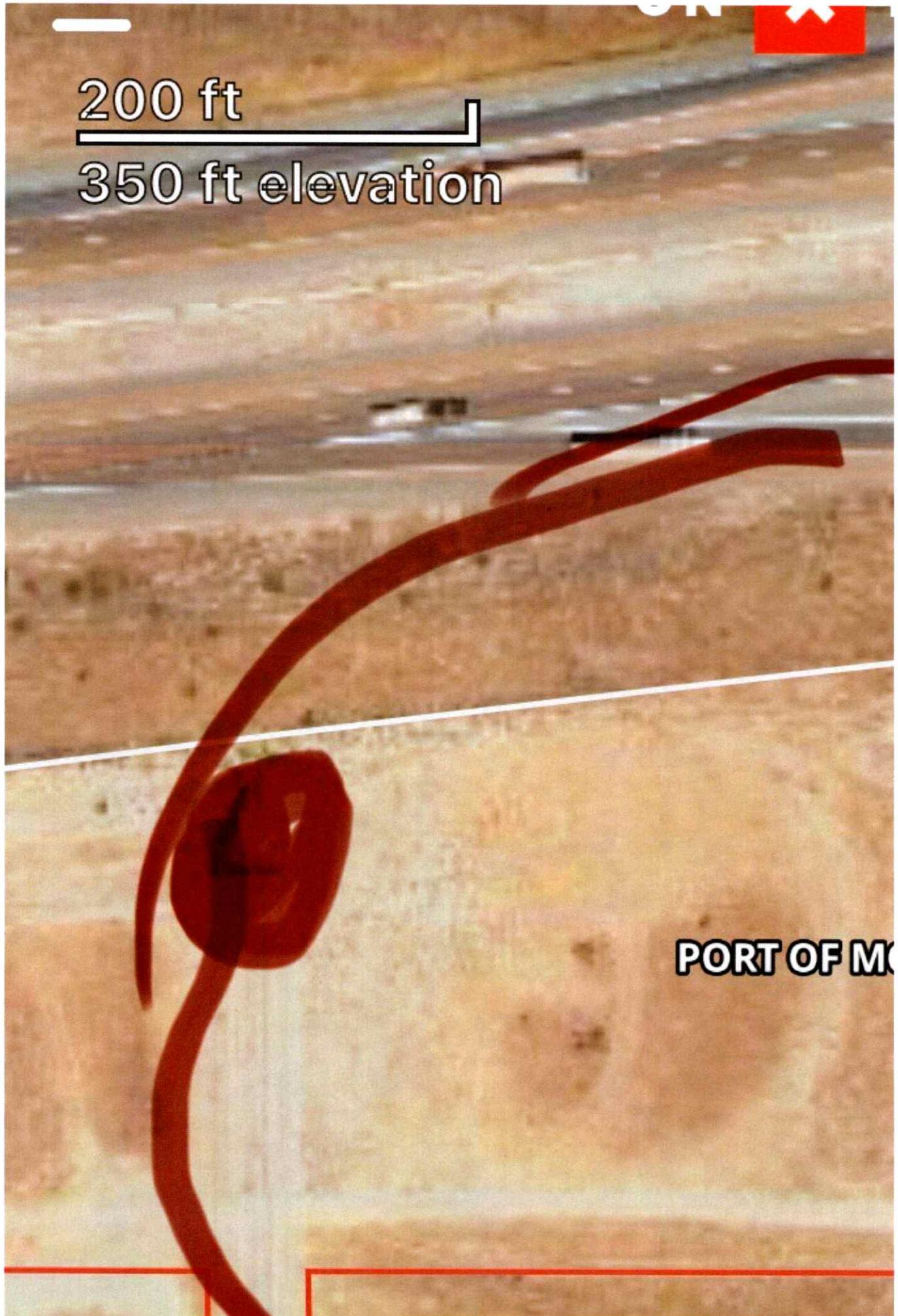
Jonathan Tallman (208) 570-7589

1. Port of morrow property undeveloped (I don't know exactly the measurements of area)

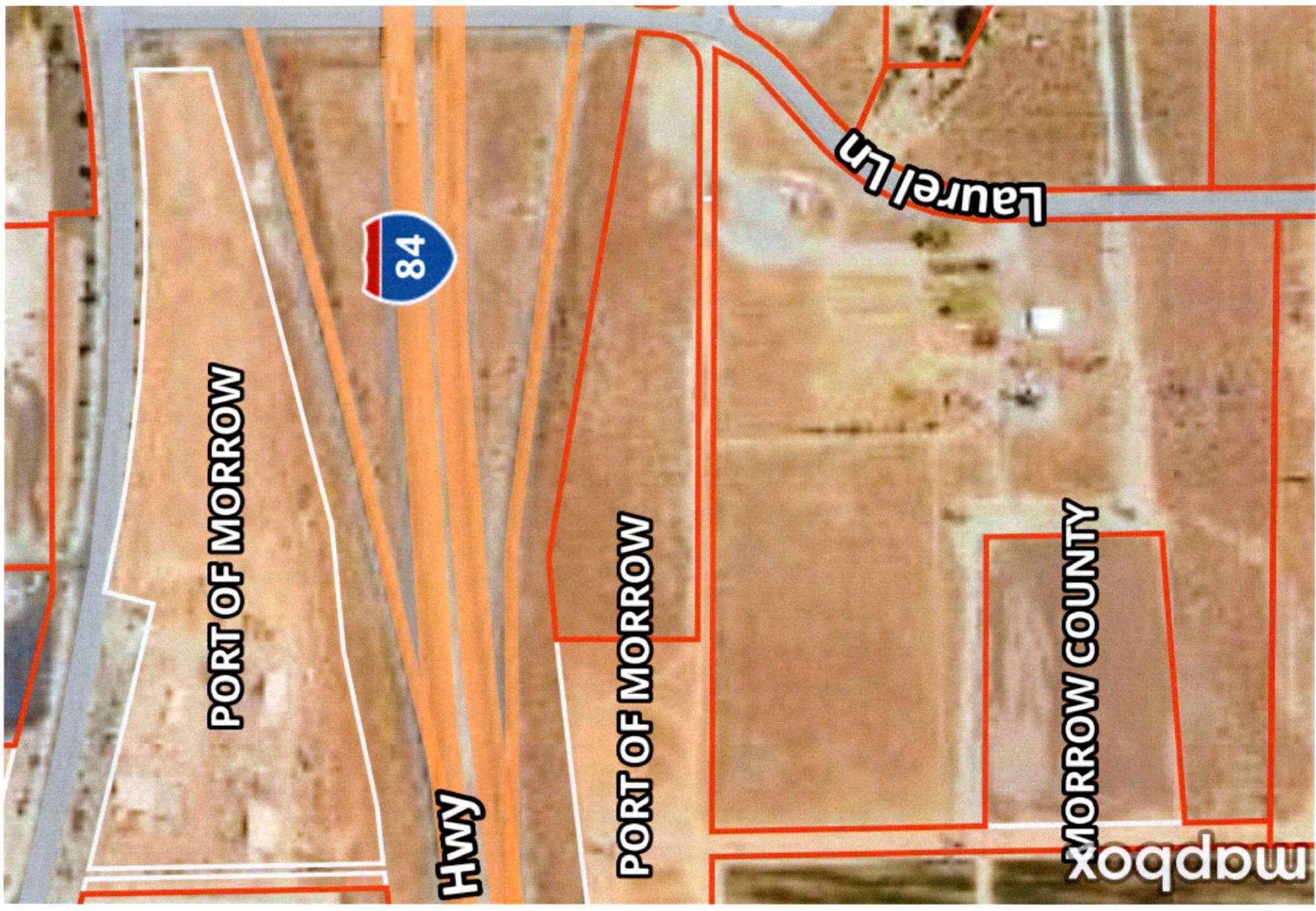
200 ft

350 ft elevation

PORT OF M



2. Loop road one side done



PORT OF MORROW



Hwy

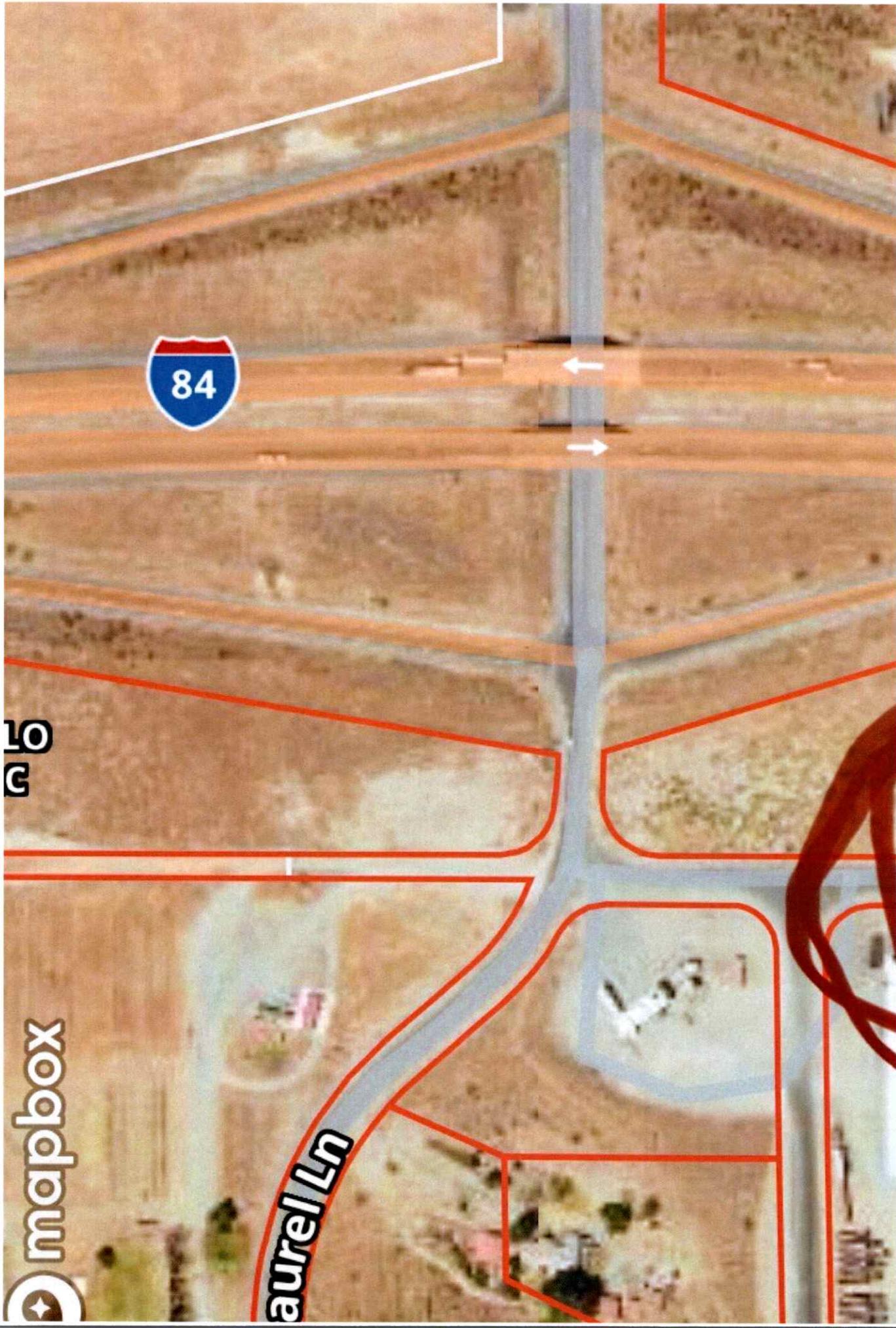
PORT OF MORROW

Laurel Ln

MORROW COUNTY

mapbox

3 pic of arm extension on east side



84

25

mapbox

Maurel Ln

4. Approximate 2.5 acres owned by Port of Morrow



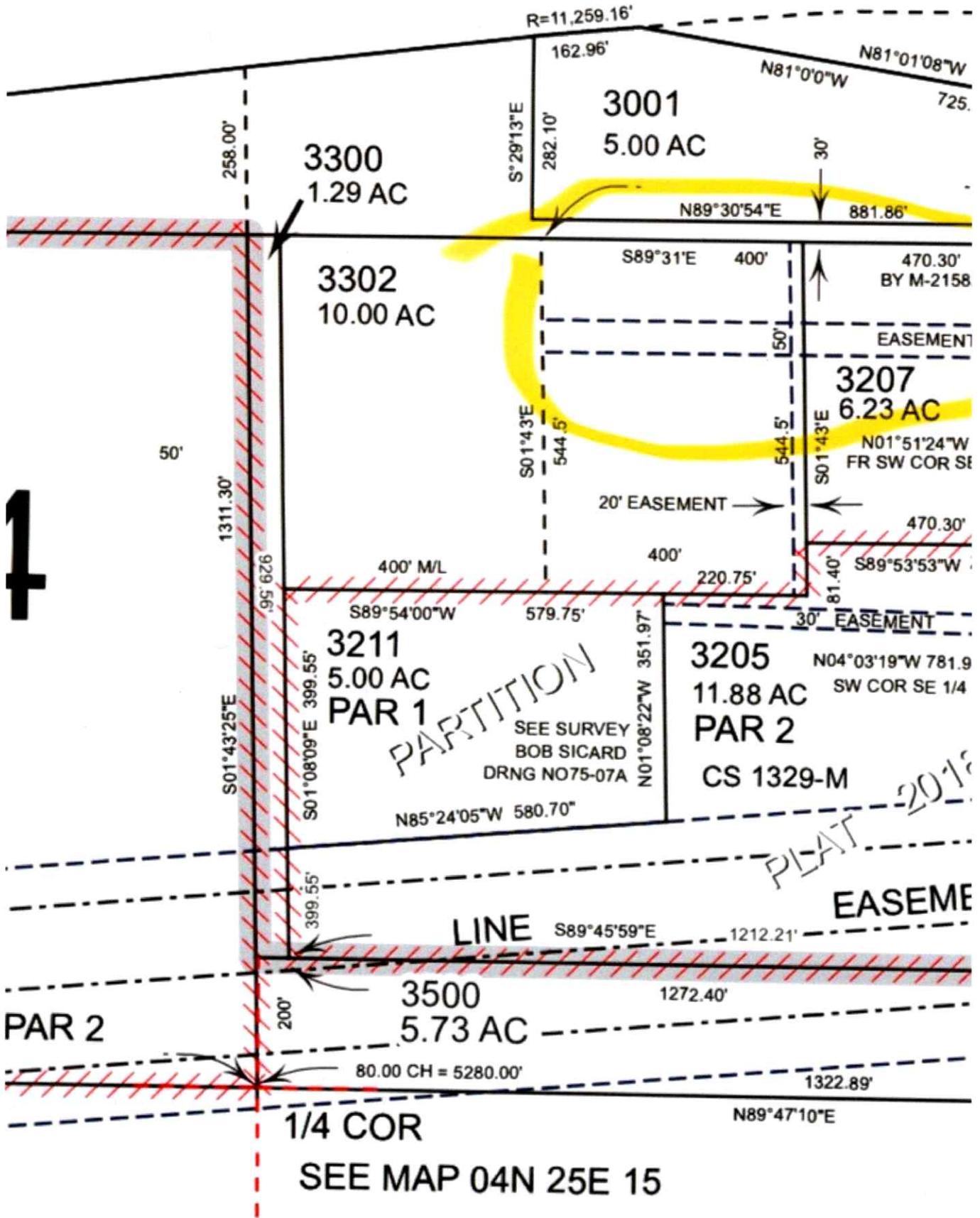
25-

RIVER

S82°31'50"W
PS
PSC
1476+36.64
Q 1476+86.64

230'
O
1481+00

200'
R=11,259.16'



1

SEE MAP 04N 25E 15