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**Commission Tour  
March 11, 2026 – 8:30 am  
2 Marine Drive, Boardman, Oregon 97818**

- I. Tour of Port Projects – Informational only, no decisions or actions will be taken.**

**Regular Commission Meeting Minutes  
March 11, 2026 – 1:30 pm  
2 Marine Drive, Boardman, Oregon 97818**

**I. CALL TO ORDER AND INTRODUCTIONS**

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

**Commissioners Present:** Rick Stokoe, John Murray, Kelly Doherty, Joel Peterson, and Jerry Rietmann

**Staff Present:** Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Miff Devin, Chad Snyder, Marcine Brangham, Jacob Cain, Jason Hendricks, Marcine Brandham, Brandy Warburton, and Erika Morton

**Visitors Present:** Raymond Akers, Nick Graue, Peter Belair

**By Zoom Meeting:** (Staff) Anna Browne  
(Guests) Mark Vendenborg, Angel Melendrez, Angie Sullivan, Amando Nunez, Bernadette Brennan, Brandon Hammond, Aaron Palmquist, Cody Vavra, David Ulbricht, Debbie Radie, Debbie's Notetaker, Doug Scott, E81632 (Laura Barquist), Griffin Beach, iPhone10, Isabel Gonzalez, Jamie Stewart, Jim Doherty, Joseph Mitzel, Kaleb Lay, Karen Pettigrew, Kelly Morgan, Kirby Garrett, Lauryn Guerissi, Mark VandeVoorde, Mike Hiatt, Nick Graue, Ryann Glason, Sam Tucker, Sam Brown

**\*Conflict of Interest Declarations\* - None given**

## II. PUBLIC COMMENT PERIOD

Mark VandeVoorde read a public comment for Klean Industries and provided a written copy for the public record, as follows:

*Written Public Comment for Port of Morrow Commission  
Meeting March 11, 2026  
From Klean Industries Boardman*

*Chair, Commissioners, and members of the public:*

*My name is Mark VandeVoorde, and I am Executive Vice President of Klean Industries Boardman.*

*Thank you for accepting this public comment. I have also provided a written version for inclusion in the meeting minutes.*

*Over the past several months, we have been engaged with the Port regarding the sale of Klean Industries Boardman's assets to DMG Infrastructure, which paid a deposit at the beginning of October 2025, (6 months ago). DMG is a publicly traded company engaged in the operation of data centers. We have provided the Port with detailed documentation describing DMG's intentions for the development of a data center at the Boardman site. Our goal has been to bring clarity and transparency to DMG's plans, technical approach, operational capabilities and long-term commitment to the community. These plans are backed by public statements that DMG has made on recent earnings calls and in its press releases.*

*We appreciate the Port's time and attention in reviewing these materials, and we look forward to the opportunity to schedule a meeting with Port staff to walk through the information in detail, answer any remaining questions and discuss the specific path forward. Our goal is to address your concerns and work collaboratively toward completing the lease assignment and change-of-use process, or if more appropriate, helping to establish a new agreement that reflects the objectives of both the Port and DMG. In addition, we anticipate that upon close, the tax value of the property will see a 300% increase immediately prior to any investment of DMG, which is significant value for the community.*

*We believe DMG, a public company with a strong balance sheet and substantial data*

*center operations, will be an important long-term partner for the Port of Morrow and an asset to the citizens of Morrow County. The project represents an opportunity for responsible development, economic contribution and partnership.*

*Thank you for your consideration.*

Raymond Akers gave a public comment and a complaint regarding an event earlier today with one of the Port projects and traffic control.

### **III. CONSENT AGENDA**

- A. February 11, 2026, Commission Workshop Minutes**
- B. February 11, 2026, Special Commission Meeting Minutes**
- C. February 11, 2026, Regular Commission Meeting Minutes**
- D. March 6, 2026, Joint Commission Workshop Minutes**

Rick made the motion to approve the consent agenda items. 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  
Jerry Rietmann - Yes

### **IV. LEGISLATIVE UPDATES**

- A. State** – Ryann gave the state legislative update for the short session. During this short session, legislators tackled larger policy endeavors relating to budget and transportation. She highlighted several items that related to the Port, including house bills and funding.
- B. Federal** – Kirby gave the federal legislative report. Much of the focus in DC is currently on foreign policy and concerns regarding the impact of the conflict with Iran. He also briefed the commission on the Port’s funding requests.

### **V. OLD BUSINESS**

- A. CDA Update** – Joel gave an update for the CDA. He is recommending that they move forward with a public budget process, even though it’s not required. There was a discussion by the Port Commission regarding the latest bill from Tapani for \$1.2 million.

Joel made the motion for the Port to advance funds (i.e. a short-term loan) to the CDA to pay the latest Tapani bill, which was \$1.2 million. Rick seconded the motion. There was discussion about whether this was one time or for the duration of the project and about the availability of funds. The total amount of the contract is \$8.466 million, and we have paid \$1.5 million of that. John requested that we not exceed \$7.2 million without coming back to the commission. Joel and Rick agreed to the amendment to the motion. The motion passed unanimously.

Joel Peterson – Yes  
John Murray - Yes  
Rick Stokoe - Yes  
Kelly Doherty – Yes  
Jerry Rietmann – Yes

John requested a tour of the CDA property.

Brandy said she added the final action of the settlement agreement showing it's done.

- B. WIFIA Update** – David Ulbricht gave an update. They will be meeting with WIFIA next week.
- C. CWSRF Update** – Mark said there's nothing new to report, but steady progress is being made. The design has been submitted.
- D. Morrow County Clean Water Consortium Update** – Kelly reported on the meeting, which was last night. The new administrator has a website up and running. The major discussion was regarding the three available options for getting water to West Glen. Things are on hold pending discussion and feedback from interested parties.
- E. SIP IGA with County** – John summarized the results of the workshop between the Port and County and asked who would be interested in serving on the workgroup committee.

Rick recommended John, Jerry, and Lisa, to serve on the workgroup - if they're available to do so. John and Jerry agreed that they are willing. Joel seconded the motion. The motion passed unanimously.

Joel Peterson – Yes  
John Murray - Yes  
Rick Stokoe - Yes  
Kelly Doherty – Yes  
Jerry Rietmann – Yes

- F. Secondary Treatment Update – Aqua** – Nick Graue gave a presentation with a progress update on Secondary Treatment and answered questions.
- G. Secondary Treatment Update – Parametrix** – Joseph Mitzel and Lauryn Guerrissi gave

a presentation and answered questions.

**H. Other**

No other old business was discussed at the time.

**VI. NEW BUSINESS**

**A. Resolution 2026-02 – Updating Banking Signatory**

Rick made the motion for Resolution 2026-02, A Resolution Authorizing Signatures and Online Banking on All Accounts at the Bank of Eastern Oregon, Boardman Branch. 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

Jerry Rietmann - Yes

**B. ODOT IGA – Lisa explained the IGA, an agreement between the Port and ODOT regarding the Salt/Equipment Storage Shed located at HWY 730 and I-84. Sam provided legal feedback. Rick made the motion to approve the ODOT IGA and authorize our executive director, Lisa, to sign. Jerry seconded the motion. The motion passed unanimously.**

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

Jerry Rietmann - Yes

**C. Airport Discussion – John said he has asked for this agenda item, but most of his questions were answered during the tour this morning. As someone who lives close to the airport, Kelly commented that as airport sponsors, she feels we need to consider safety concerns with the airport. There was a discussion by all regarding the airport.**

**D. Other**

Eileen said she should have spoken during old business. We need to fill one budget committee member. Jerry said that Rob Crumb is willing to serve.

Jerry made the motion to appoint Rob Crumb from Lone to serve on the budget committee. Rick seconded the motion. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

Jerry Rietmann - Yes

Lisa followed up regarding 15% that the State has previously indicated would be held back for the Ione and Heppner projects is now replenished to the full amount.

Lisa spoke with Becky Bryant with OBDD regarding the Port's Strategic Plan. They have not raised the level. Ryan DeGroft will do the intake. Hopefully we can get funds committed from the state so we can put out an RFP and move forward.

Eileen said that tax exempt bonds have something called arbitrage that happens if you earn more on the bond funds than you're paying on them. In 2021, we issued very low interest bonds. We are currently working with our bond attorney to see if we will need to pay the IRS.

## **VII. STAFF REPORTS**

- A. Project Updates** – Erika showed pictures of projects while Mark gave a description and answered questions.
- B. Maintenance Update** – Maintenance update was combined with project updates.
- C. Financial Update** – Eileen gave the financial update and answered questions.
- D. Usage Reports** – The commission reviewed the usage reports in the packet.
- E. Other**  
No other staff reports were discussed at the time.

## **VIII. OTHER REPORTS**

- A. WCVEDG** – None available.
- B. BCDA** – None available.
- C. ICABO** - Their meeting is tomorrow.
- D. Other**

- IX. FOR THE GOOD OF THE ORDER** – Kelly asked about something she had seen online concerning the SAGE Center not being open Saturdays. Lisa replied that it's seasonal and has been that way for years based on visitor numbers. They open for Saturday hours beginning Memorial Day.

## **X. UPCOMING EVENTS:**

<b>April 8<sup>th</sup></b>	<b>1:30 pm</b>	<b>POM Regular Commission Meeting</b>
<b>April 8</b>	<b>3:30 pm</b>	<b>POM Budget Committee Meeting</b>

**April 14-15**  
**April 20-23**

**SDAO Regional Training in Pendleton**  
**PNWA – Mission to Washington**

**XI. EXECUTIVE SESSION**

John read the following statement and recessed the open session at 3:45 PM.

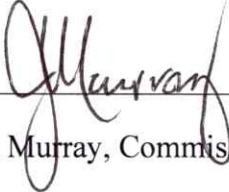
The Port will hold an executive session meeting for the permissible reason(s) stated below under ORS 192.660(2). Representatives of the news media and designated staff and other persons shall be allowed to attend the executive session. All other members of the audience will be asked to leave the room. 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 reconvened the regular session and asked if there was anything else that needed to come before the commission. Hearing none, the meeting was adjourned.

Submitted by:

  
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John Murray, Commission President

  
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Lisa Mittelsdorf, Executive Director

