
Regular Commission Meeting Minutes
April 9, 2025 – 1:30 pm
2 Marine Drive, Boardman, Oregon 97818

I. CALL TO ORDER AND INTRODUCTIONS

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

Commissioners Present: Joe Taylor, John Murray, and Kelly Doherty
(Zoom) Rick Stokoe

Staff Present: Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Jason Hendricks, Anna Browne, Brandy Warburton, Miff Devin, and Erika Morton

Visitors Present: Karen Pettigrew, Torrie Griggs, Sue Oliver

By Zoom Meeting: (Staff) Marcine Brangham
(Guests) Sam Tucker, David Ulbricht, Jackie Eisermann, John Doherty, Matt Jensen, Griffin Beach, David Sykes, “iPhone 3”, MC Planning, Brandon Hammond, Kim Cutsforth, Aaron Palmquist

- II. PUBLIC COMMENT PERIOD** – Sue Oliver spoke regarding the 2014 CDA Agreement. She has been to each of the governing bodies to ask leaders to instruct their representatives of the CDA to start the process to institute processes, policies, and procedures that will help avoid future conflicts. She also urged representatives to support Mr. Tovey’s agenda items.

III. CONSENT AGENDA

A. March 20, 2025, Regular Commission Meeting Minutes

B. March 26, 2025, Commission Workshop Minutes

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

Joe Taylor - Yes

Rick Stokoe - Yes

John Murray - Yes

Kelly Doherty - Yes

- IV. LEGISLATIVE UPDATES** – Ryann sent an update for the packet. None present online to give reports.

V. OLD BUSINESS

- A. CDA Update** – Joe gave an update on the last CDA meetings, including the budget meeting.

Lisa stated a letter asking to voluntarily terminate our grant agreement was sent to OLDCC and it was confirmed as received. She and Eileen have been talking with them regarding reimbursements. There was a lengthy discussion regarding reimbursements, employee salaries, and resigning as fiscal agent. John would like to see a date set to resign as fiscal agent and hear from the CDA board and asked Eileen if there is a date that would work. The next board meeting is the following week, and the Port could give notice at that meeting. Sam spoke up and stated there needs to be enough time for the CDA to find a resolution.

John asked about the fire service and Joe said it wasn't discussed.

- B. OLDCC Update** – This topic was discussed with the CDA Update
- C. WIFIA Update** – Lisa said worksheet terms and conditions continue to be in process with the WIFIA Team. David replied that there's a meeting with DEQ this week. One change is the senior underwriter that we've worked with through the process, retired in March. Eileen said the project fact sheet, which is like a media release, is in progress with EPA.
- D. CWSRF Update** – There's a meeting with DEQ this week.
- E. Morrow County Clean Water Consortium – Update** – Next meeting is April 15. David Sykes and Matt Jensen provided an update. Lisa remarked that we received word that our DEQ penalty payment has been approved by OHA for the Morrow County's West Glenn project. Matt Jensen provided additional information regarding the West Glenn project, answering Kelly's question about funding through a Congressionally Directed Spending (CDS) request.
- F. Other**
John said "thank you" for the work on the Kinzua mill site. The flood mitigation project went out to bid. Mark gave an update on where we're at currently.

VI. NEW BUSINESS

- A. Secondary Treatment Update** – Mark said Consor is close to 100% design, and we are also looking at a different system. Aqua engineering is doing a feasibility study. On May 7 we would like to have a workshop to talk about it.
- B. New Leases** – Mark listed a number of new leases at multiple locations and answered questions from the commissioners.

- C. Farm 6 Management Agreement** – Lisa said we have received a draft of the agreement, and we are working through it with attorneys.
- D. Road Ownership – Port Drive to Marker 40 Drive** – Mark provided an update. There will likely be a resolution at our next meeting.
- E. CREZ II Amendments** – Lisa said that AWS has asked for amendments on PDX 90. They would like to pay towards the school bond. There will be a CREZII/III meeting on May 2 at 8 AM.
- F. CREZ III LTREZ** – Lisa said this is the same, although application has not been made on the new site. They want the agreement to be the same. The CREZ III meeting will be at the same time as CREZ II. John voiced some concern about moving so quickly on a new CREZ III agreement. David summarized the agenda for the May 2 meetings.
- G. Other**
Eileen added that a question regarding lobbyists and the SEI forms has been asked. It's been clearly answered that the SEI forms only need to include personal interests, not the Port's.

VII. STAFF REPORTS

- A. Project Updates** – Mark talked about the various projects.
- B. Maintenance Update** – Erika showed photos of Farm 3 pond, airport distribution center, Gar Swanson Expansion, Well 6, and a high, wide, and heavy load at Terminal 3, while Mark provided updates and answered questions.
- C. Financial Update** – Eileen gave the financial update and answered questions. She said we will be asking for an appropriations transfer next month.
- D. Usage Reports** – The commissioners reviewed the information in the packet. Joe asked a few questions regarding the warehouse. Marcine answered his questions.
- E. Other**
No other staff reports were discussed at the time.

VIII. OTHER REPORTS

- A. WCVEDG** – Kim gave an update. They are halfway through the little house construction projects. The community grant has been opened and closes next Friday. Three homes are using the new construction grant.
- B. BCDA** – Torrie gave the update and answered questions. The protection fall flooring is going in at the playground at the SAGE Center. Homebuyer's incentive grants are coming

in at 2-3 per week. Many are new to the community. The incubator project will begin soon. Tomorrow at 3 PM there is the MCSD Bond Information presentation. The SAGE Center just got new AV equipment. On April 21, we will be hosting the POM Commission Candidate's forum and the MCHD forum. She also referred the commission to the packet. The Ryan Neal Invitational is full.

C. ICABO – None present.

D. Other – None given.

IX. FOR THE GOOD OF THE ORDER – None given.

X. UPCOMING EVENTS:

April 9	3:30 PM	POM Budget Committee Meeting
May 14	1:30 PM	POM Regular Commission Meeting
May 14	3:30 PM	POM Budget Committee Meeting

Lisa remarked that she would like to see the Port spearhead community meetings regarding the Heppner Mill Site to see what people would like to see happen.

XI. EXECUTIVE SESSION

Joe read the following executive session meeting statement and recessed the open session at 2:57 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)

Joe reconvened the open session at 3:19 PM. John made a motion that Lisa be authorized to negotiate and execute the sale of 110 acres at the airport. Kelly seconded the motion. The motion passed unanimously.

Joe Taylor - Yes

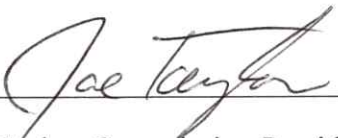
Rick Stokoe - Yes

John Murray - Yes

Kelly Doherty – Yes

Joe adjourned the meeting at 3:20 PM.

Submitted by:



Joe Taylor, Commission President

Lisa Mittelsdorf, Executive Director

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: April 9, 2025

FULL NAME:

PHONE:

TOPIC:

SUE OLIVER	SAI-379-2767	CDA

PORT OF MORROW
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SIGN-IN SHEET

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