
**Commission Tour
May 13, 2026 – 9:30 am**

Tour of Port Projects – Informational only, no decisions or actions were taken.

**Regular Commission Meeting Minutes
May 13, 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. He thanked port staff for the morning's informational tour of East Beach and the CDA property.

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

Staff Present: Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Chad Snyder, Miff Devin, Angel Aguilar, Jeff Wilson, Jacob Cain, Jason Hendricks, Anna Browne, Brandy Warburton, and Erika Morton

Visitors Present: Torrie Griggs, Gordon McKenzie

By Zoom Meeting: (Staff) Jessica Esparza, Rob Schultz
(Guests) John Doherty, Aaron Palmquist, Brandon Hammond, Claire S. McLeod Ruiz, Cody Vavra, David Ulbricht, Dave's Phone, Jared Tesch, Joe Mitzel, Kelly Morgon, Kirby Garrett, Lauryn Guerrissi, Michael, Nick Graue, Quay Rubin, Rachel Hull, Sam Tucker, Steph Blecker, Tamra Mabbott, Zach Girod

Conflict of Interest Declarations - None declared

John noted that there is one change to the agenda, an addition to new business. We have to move to approve, should we agree, the Business Oregon General Application for the Strategic Plan. It would be best to be executed it today, if possible, and there are no objections.

He also announced we have a full agenda today and would move quickly through it due to the budget committee meeting at 3:30 as well as other issues.

II. PUBLIC COMMENT PERIOD – None given

III. CONSENT AGENDA

A. April 8, 2026, Regular Commission Meeting Minutes

Rick made the motion to approve the consent agenda items. Joel 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 stated the voter turnout for the upcoming election has been very low. The new Rebuilding Transportation Workgroup had its first meeting on May 1. Subcommittees of that group are starting to meet. Port priorities including working with DEQ on the Clean Water State Revolving Loan Fund. Reduced federal funding is affecting how much is available through that fund program. Agencies are starting to set the 2027 legislative agendas. A very broad water concept is being brought forward by the Water Resources Department which we will be tracking closely. DEQ is looking at several packages, one of which is a wastewater operator reciprocity. They are also looking at fee increases.

B. Federal – Kirby highlighted a few significant updates from the last month, including the redistricting battle, a bipartisan farm bill, and appropriations for FY 2027. Republicans are working on procedural steps to advance another reconciliation bill. The House Transportation and Infrastructure Committee is preparing to mark up a new surface transportation bill that will authorize highway, rail and transit programs. Regarding our earmark projects, the Ione project has been advanced, but the face dock updates for Terminal 1 was not moved forward. We are also working on applications for geo-technical analysis on the gantry crane and an application to replace the south spur project in the industrial park.

V. OLD BUSINESS

A. CDA Update – Joel gave an overview on the road project regarding grants and funding. Lisa talked about that land sale and said it might be two transactions. We are working with Morrow County planning department for land sale on the Morrow County side for the Port. John asked about the City of Irrigon’s request for a test well. Lisa said she doesn’t have an update, but it’s not on Port property so we won’t be able to authorize it. There was a discussion, including Aaron Palquist, regarding the test well, funding, and timing.

- B. WIFIA Update** – David Ulbricht provided an update. We have bi-weekly meetings with WIFIA. We're still working through issues with WIFIA regarding the loan amount and bonding. We're trying to figure out the best course of financing for the wastewater project. David will be attending in person for the next industry meeting and visiting with Port staff and the bond attorney. Interim financing is due in October. He's been working with the investment bank regarding a strategy to roll that over and provide time and flexibility as well as potentially providing long-term financing. He would like to have a good strategy in place by the end of this month.
- C. CWSRF Update** – Lisa said we had a good meeting with DEQ staff to talk about the additional \$50 million we had requested from the state. They will not grant the additional request and are capping current requests for \$20 million.
- D. Morrow County Clean Water Consortium Update** – Kelly and Lisa provided an update from the meeting. They now have a public records request policy. One of the CIP applications has been moved forward, but another has not. The 2027 budget has been approved. At the meeting, they discussed the AWS settlement agreement and how the consortium might have a role in that. John asked what concrete steps are being taken to get water to the West Glenn neighborhood. Kelly replied that there is a workshop with the City of Boardman to talk about options and possible next steps. Lisa reported that there is \$7 million in the budget.
- E. SIP IGA with County** – John said a second meeting is scheduled for next week. Jerry said he thinks we will get to an agreement. John stated two scenarios were discussed at the first work session and progress has been made. Jerry thinks the two will be combined to reach an agreement.
- F. Strategic Business Plan Update** – Lisa said we were invited to apply. She requested action be taken under New Business to execute the application. It needs to be signed by John. She asked if it's possible to split the SBP and the Economic Impact study for separate funding, we would like to include that as an option. The grant is \$50,000 and we have an approximately \$150,000 project.
- G. SDAO Best Practices Program** – Brandy said the commission approved the policy last month which means we met the requirements to receive the 10% discount.
- H. Secondary Treatment Discussion** – John asked for a brief discussion and guidance about the path forward. Mark gave an update. The 90% design was submitted to DEQ on the first of April. We plan to start construction at the end of November, which has been the plan until this last meeting. However, as staff, we recommend we move forward as planned. It's our best option and will solve a lot of issues down the road. Parametrix and Aqua provided additional information and answered questions. There were discussions, feedback and consensus from the commission about moving forward with the proposed plan that's in place.

- I. **Other** – Lisa invited Jared Tesch to give a few comments about the Clean Water Consortium. He mentioned the meeting with the City of Boardman this afternoon and getting water to the West Glenn neighborhood.

VI. NEW BUSINESS

A. Resolution 2026-05 – BPA Financing

Rick made a motion to approve Resolution 2026-05, A Bond Resolution of the Port of Morrow, Oregon, Authorizing the Issuance, Sale, Execution, and Delivery of its Port of Morrow Transmission Facilities in One or More Series; Approving the Bonds and Other Documents to be Executed and Delivered or Distributed in Connection Therewith; Appointing Authorized Representatives and Delegating Authority; and Certain Other Matters Related Thereto. Jerry seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

Jerry Rietmann - Yes

- B. **CREZ III Amended IGA with Irrigon Area of Influence** – Kelly asked about the number of people who would be making a decision. The IGA references 9 people but only lists 6. There was a discussion and Sam agreed with the assessment that it should be 6 signatures. Aaron said he believes there should be 9 signatures or 3 parties, not just the 2 sponsors. There was a discussion regarding CREZ boundaries and areas of influence. Lisa recommends approving it with the change.

Jerry made a motion to approve the Intergovernmental Agreement for the Columbia River Enterprise Zone III, within a City Area of Influence Amendment No. 3., amending it to state a 6 member board of directors with the two sponsors, be approved as presented. 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

Jerry Rietmann - Yes

- C. **Commission Bylaws Review** – John said we will move this discussion to next month. Rick asked if the board would be willing to consider adding a code of conduct for board members. The consensus was yes. SDAO may already have recommendations.
- D. **Other** – John added the new business item to approve the Strategic Business Plan and Economic Analysis application through Business Oregon. Lisa would like approval to submit two applications if the State approves.

Joel made a motion to approve the general application through Business Oregon for the Port Planning and Marketing Grant and Economic Impact Analysis, in two grants if permitted, and authorize John to sign. Rick seconded the motion. The motion passed unanimously.

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

VII. STAFF REPORTS

- A. Project Updates** – Jeff gave a quick update for the Kunze project. Paving is scheduled to begin next week. We will send out notifications and keep Erika up to date for Facebook notifications. Lisa said we are pursuing funding to pave the other half of the road as well.

***** For the sake of time, John asked to forgo the remainder of the agenda items. He read the executive session statement at 2:46 PM and recessed the regular session. *****

B. Maintenance Update

C. Financial Update

D. Usage Reports

E. Other

No other staff reports were discussed at the time.

VIII. OTHER REPORTS

A. WCVEDG

B. BCDA

C. ICABO

D. Other

IX. FOR THE GOOD OF THE ORDER

X. UPCOMING EVENTS:

May 13

3:30 PM

POM Budget Committee Meeting

June 10	1:30 PM	POM Regular Commission Meeting
June 10	1:30 PM	POM Budget Hearing
June 16-18		PNWA Summer Conference, Newport, Oregon

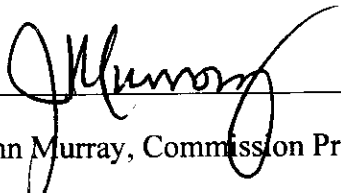
XI. EXECUTIVE SESSION

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.

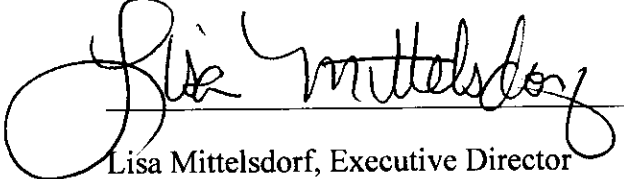
- A. For the Purpose of Consideration of Deliberations with the Port's Executive Director and Other Staff Members Who Have Been Designated by the Port to Negotiate Real Property Transactions – ORS 192.660 (2)(e)**
- B. For the Purpose of Consultation with Counsel Concerning the Legal Rights and Duties of a Public Body with Regard to Current Litigation or Litigation Likely to be Filed – ORS 192.660 (2)(h)**
- C. For the Purpose of Review of the Employment-Related Performance of the CEO – ORS 192.660 (2) (i)**

John reconvened the regular session at 3:39 PM. There was no additional business to address, and the meeting was adjourned.

Submitted by:



John Murray, Commission President



Lisa Mittelsdorf, Executive Director

PORT OF MORROW
Regular Commission Meeting
May 13, 2026

SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
<i>Lee Docken</i>		<i>541-571-0062</i>	
<i>Gordon Mackenzie</i>	<i>Banner Bank</i>	<i>541-656-9216</i>	

