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**Regular Commission Meeting Minutes  
September 11, 2024 – 1:30 pm  
2 Marine Drive, Boardman, Oregon 97818**

**I. CALL TO ORDER AND INTRODUCTIONS**

Joe Taylor 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, Jason Hendricks, and Miff Devin

**Visitors Present:** Torrie Griggs, Karen Pettigrew, Kip Krebs

**By Zoom Meeting:** (Staff) Marcine Brangham  
(Guests) Aaron Palmquist, Sam Tucker, Kelly Morgan, Kevin Payne, Marcine Brangham, Kim Cutsforth, Kirby Garrett, Raven Hayes, Ryann Gleason, John Doherty, Kaleb Lay

**\*Conflict of interest declarations\***

**John Murray declared an actual conflict of interest for a real estate property transaction that's on the agenda today. He will not participate in discussion or any decisions.**

**The room observed a moment of silence for 9/11 and for the passing of former POM Commissioner Larry Lindsay. Lisa, John, Rick, Karen Pettigrew, Joe, and Sam Tucker shared a few thoughts in his memory.**

**II. PUBLIC COMMENT PERIOD – none given**

**III. CONSENT AGENDA**

- A. August 14, 2024, Regular Commission Meeting Minutes**
- B. August 14, 2024, Commission Workshop Minutes**
- C. August 22, 2024, Special Commission Meeting Minutes**
- D. September 6, 2024, Special 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.

#### IV. LEGISLATIVE UPDATES

- A. **Federal** – Kirby gave an update regarding federal legislation in Washington DC. The election is in full swing. Congress is back in session after summer recess. There is a lot to cover during the next three weeks in session, including funding cycles and government spending. Work continues on seeking funding for Port projects.
- B. **State** – Ryann provided an overview of State legislative processes. The 2025 session is quickly approaching. The 2023-25 funding biennium forecast is up. The 2025 kicker nearing \$1 billion, up \$400 million since the last forecast. Legislative days are in a couple of weeks. We hope that will include updates on a proposed water package. The proposed permit modification has been submitted to DEQ and is out for public comment.

#### V. OLD BUSINESS

- A. **CDA Update** – John said he would like to make a quick comment about a heated meeting a couple of meetings ago regarding our CDA board member and what was said regarding how they represent us as a commission. He would like to clarify this. He read from the June 28, 2022, CDA minutes, page 4, Old Business item 3.

*“Approve Grant Application and Budget. Mr. Smith, Ms. Hendricks shared the grant process with OEA. It was determined that the CDA will present the OEA budget prior to submittal to OEA for CDA board for approval beginning in 2023. Motion was made to approve the CDA budget April 1, 2022-March 31, 2023 the motion was made by Mr. Puzey, 2nd by Ms. Mittelsdorf, Motion carried. Mr. Sampson asked if there is a fiscal policy the CDA follows. Ms. Hendricks shared that currently the grant is audited through the Port of Morrow books and the grant is following the Port of Morrow’s fiscal policy. CDA Minutes Link: [https://www.umadra.com/sites/umadra.com/files/Files/meetings\\_2022-07-26-CDA-Board-Packet-rcv2.pdf](https://www.umadra.com/sites/umadra.com/files/Files/meetings_2022-07-26-CDA-Board-Packet-rcv2.pdf).*

John said, “the part I am most concerned about though, is where it talks about it was determined that the CDA will present the OEA budget prior to submittal of the grant. That’s what we were talking about and that’s what I was talking about. I’m not getting into personalities, I’m not getting to anything, but the CDA board itself said that that’s the policy and it wasn’t followed this year, or maybe not even last year, I’m not even sure. That’s not how I would like to see it run, honestly. I would like to see CDA follow what they submit, what they say they are going to do. And so, if they don’t, I would like our representative to speak up about it. So, that’s the only point that I want to make on that. Thank you.”

- B. **WIFIA Application Update** – Lisa stated that there’s an action item under new business

but that there is nothing new to report for WIFIA directly.

- C. **Land Purchase Update** – Lisa said the purchase and sale agreement has been signed and they are working on the right of first refusal document. The attorneys are going back and forth on several different items. She expects it will be ready to sign tomorrow.

- D. **Other**

Lisa gave an update regarding Rock Solid, an aggregate mining company, who are interested in CDA property. Lisa has informed them that the Port doesn't have control of that property and isn't interested in any kind of aggregate mining project on port property. Discussion was had by all on the current aggregate mining project on port property.

## VI. NEW BUSINESS

- A. **Lower Willow Creek Managed Aquifer Recharge Project** – Joe declared a potential conflict of interest due to the potential involvement of Cal Farms in the future.

Kevin Payne and Kip Krebs gave a presentation explaining this project and requesting a contribution of \$19,000. They answered questions from the commission. Lisa recommends supporting the project.

Joel made a motion that the Port of Morrow provide \$19,000 towards the feasibility study of the Lower Willow Creek Managed Aquifer Recharge Project. Rick seconded the motion. There was no further discussion. The motion passed unanimously.

- B. **Broadband Update** – John provided an update regarding the Morrow County Broadband project, including grants, collaboration, and infrastructure.

- C. **Resolution 2024-12 – Clean Water State Revolving Fund (CWSRF) Loan-** Eileen explained that WIFIA encouraged us to apply for a \$50 million dollar loan through the State. This resolution allows us to apply and sign for the \$50 million dollar loan.

John made a motion to approve Resolution No. 2024-12, A resolution of Port of Morrow, Morrow County, Oregon, authorizing and approving a state revolving fund loan application and agreement to provide financing for improvements to the Port's wastewater system, including purchase of additional land for wastewater disposal; designating an authorized representative; authorizing execution and delivery of a financing agreement; and related matters. Joel seconded the motion. There was no further discussion. The motion passed unanimously.

- D. **Other**

No other new business was discussed at the time.

## VII. STAFF REPORTS

- A. Project Updates** – Jacob and Mark provided an update of Port projects, including airport, BUILD grant, Farm 5, SAGE Event Center, and Terminal 1.
- B. Maintenance Update** – Mark provided a brief maintenance update.
- C. Financial Update** – Eileen gave the financial update. Lisa and Eileen summarized the investor presentation and meeting.
- D. Usage Reports** – the commission reviewed the reports in the packet.
- E. Other**  
No other staff reports were discussed at the time.

**VIII. OTHER REPORTS**

- A. WCVEDG** – Kim Cutsforth gave an update for WCVEDG. John added a few comments regarding his conversation with Morrow Development Corp. and the Heppner flex space.
- B. BCDA** – Torrie provided information for BCDA projects.
- C. ICABO** – NA, Summer break
- D. Other** - None

**IX. FOR THE GOOD OF THE ORDER** - None

**X. UPCOMING EVENTS:**

**October 1-3**

**October 9 1:30 PM**

**PNWA Annual Convention, Vancouver, WA**

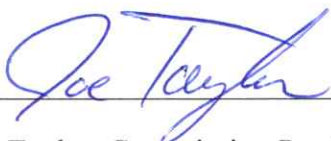
**POM Regular Commission Meeting**

**XI. EXECUTIVE SESSION**

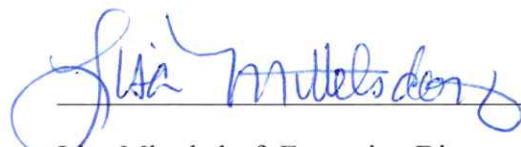
There is no executive session.

Joe adjourned the meeting at 3:03 PM.

Submitted by:



Joe Taylor, Commission President



Lisa Mittelsdorf, Executive Director

**PORT OF MORROW**  
**Regular Commission Meeting**  
**September 6, 2024**

**SIGN-IN SHEET**

<b>NAME</b> <b>PLEASE PRINT</b>	<b>COMPANY</b> <b>REPRESENTING</b>	<b>PHONE NUMBER</b>	<b>EMAIL</b> <b>ADDRESS</b> <b>(If we don't have it)</b>
Karen Petryra			
Anna Brown			
Kip Krebs		(541) 805-8761	kip-krebs@hotmail.com