
**Regular Commission Meeting
September 14, 2022 – 1:30 pm
2 Marine Drive, Boardman, Oregon 97818**

I. CALL TO ORDER AND INTRODUCTIONS

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

Commissioners Present: Rick Stokoe, Marv Padberg, Joe Taylor, Jerry Healy and John Murray

Staff Present: Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Jacob Cain, Anna Browne, Erika Lasater, and Brandy Warburton

Visitors Present: Torrie Griggs, Karen Pettigrew

By Zoom Meeting: (Staff) Miff Devin, Tim Patton, Marcine Brangham
(Guests) Kim Cutsforth, Kirby Garrett, Stephanie Case,
Mike Alldritt, Greg Smith, Debbie Radie

Lisa introduced Anna Browne as the new Workforce Development Coordinator.

Rick said that it was requested to add an item to the agenda regarding Terminal Three. It will be added after the legislative updates.

II. CONSENT AGENDA

A. August 10, 2022, Regular Commission Meeting Minutes

B. Utility Permit Policy

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

III. LEGISLATIVE UPDATES

A. Federal – Kirby stated the final report regarding removing four dams along the Snake River has been released. The Appropriations Bill is still underway and should be finalized by December 15.

B. State – Greg Smith reported that he is in Salem getting ready for the legislative days next week. He provided a brief update regarding the governor candidates. Lisa reported that she and Miff will be meeting with the Agriculture, Land Use and Water Committee next week during legislative days via zoom.

AGENDA ADDITION: Terminal 3 - Jacob gave a report regarding critical repairs that need to be completed at Terminal 3. Wind turbines are being moved in Terminal 3 which brought to light the repair issues.

IV. OLD BUSINESS

A. Bylaws Subcommittee Update – Joe said they have been working on the bylaws and asked for feedback on the updates that have been done to date. He thinks the draft version should be complete by the November meeting.

B. Other

No other old business was discussed at the time.

V. NEW BUSINESS

A. Resolution 2022-10 – Legislative Advocacy Policy

Brandy reported that this policy is from SDAO. “The purpose of the policy is to guide Port of Morrow officials and staff in considering legislative or regulatory proposals that are likely to have an impact on the Port of Morrow and to allow for a timely response to important legislative issues.” Commission responded that they would like more time to review the resolution and would decide at the next meeting.

B. PNWA Annual Conference – Change October Commission Meeting Date

Lisa said that the PNWA conference begins the same day as the next commission meeting. The commission decided to move the next commission meeting to Tuesday, October 11.

C. New Leases

Lisa reported that there is one new lease, but it will be discussed under executive session because changes were just submitted this morning.

D. Morrow County Letter of Support for Grant Application for Columbia River Heritage Trail Improvements

Lisa reported that she sent a letter of support to Morrow County for improvements to the CRHT through a grant per their request.

E. Other

No other new business was discussed at the time.

VI. STAFF REPORTS

A. Project Updates

- **B.U.I.L.D.** – Jacob stated that we have still not received UP approval. A letter was sent to MARAD regarding revisions followed by a meeting to explain the revisions.

An engineer will be on site tomorrow to review the project. The requested revisions were submitted to UP this morning.

B. Maintenance Update

Erika showed photos of projects around the port, including the digester, East Beach and Internet Way water distribution centers, Irrigon Track, Tidewater housing project, and SAGE Center events, while Tim gave updates. Torrie provided information about the SAGE Center events.

C. Financial Update

Eileen summarized the financial update. We have commitments of \$25 million in wastewater improvements and an additional \$4 million for the SAGE expansion. The delay on the BUILD Grant has caused an issue with being able to submit reimbursement requests for that project.

D. Usage Reports

Usage reports were reviewed and discussed.

E. Other

Lisa reported to the group that we have been posting daily to the port Facebook page focusing on positive reports across the entire county for development partners, enterprise zone projects, and more.

She also reported that we have a visit from the DEQ Director, Shannon Davis at the end of the month.

VII. OTHER REPORTS

A. Willow Creek Valley Economic Development Group / Heppner Chamber

Kim Cutsforth gave an update regarding staff changes at the Chamber and WCVEDG. They have contracted with the Heppner Community Foundation.

WCVEDG has been busy with business enhancement grant applications. During a strategic planning meeting, it was decided to keep all the programs. They will be purchasing the old Heppner Gazette building to create an incubator building to help businesses starting up. It will also include a commercial kitchen and location for art classes.

The new Chamber staff, Shelby Matthews, should be able to attend the next meeting.

Lisa stated that we need to set up a meeting to discuss the incubator building and project management at the South Morrow Industrial Park.

B. Boardman Chamber Update / BCDA

Torrie provided an overview of upcoming events and activities, including the Chamber Luncheon, Chamber Talk with Torrie, PGE Demolition via live stream, and the 9th

Annual MC Harvest Festival.

For BCDA, the Columbia Ave pedestrian path is still in process. Bids have been sent out. The dog park has been improved with benches, agility equipment, and water. Retail space is the next big project underway. Torrie said that she will be attending an economic development seminar this fall to help find creative solutions for development in Boardman. Finally, the BCDA homebuyer's incentive has slowed down slightly, but they have still paid out \$145,000 in grants this year.

C. City Updates

Karen said that two vacant city council positions have been filled. Three positions will be on the ballot this fall. She said they're still working on educating drivers about the traffic changes at Devin Loop and Laurel Lane. Property along Front Street has been declared surplus, but the City is not planning on taking out the parks.

D. County Updates

None Present.

E. Other

Debbie provided an update regarding water issues. There's a meeting tomorrow evening at Sam Boardman. Education efforts will be continued through information stands at local businesses. There's an e-board funding request.

At Families First, they're working on fund raising to help provide child care for working families. Finding staff has been the challenge.

Boardman Foods continues to enjoy the freezer storage and are grateful to the Port for the help in getting that project done. They're also committed to supporting the Port with efforts for water conservation and DEQ.

Lisa thanked Debbie for her efforts to organize the industry group and help the community.

VIII. FOR THE GOOD OF THE ORDER

Nothing was presented.

IX. UPCOMING EVENTS:

September 15	SDAO Summer Conference & Awards Banquet (Salem)
October 12, 1:30 PM	POM Regular Commission Meeting
October 12 – 14	PNWA Annual Convention

Rick adjourned the regular session for a short break before the executive session. No decisions will be made after the executive session, and we will not return to open session.

X. 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 in-person. 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 Transactions Related to the Sale or Lease of Real Property – ORS 192.660 (2)(e)**

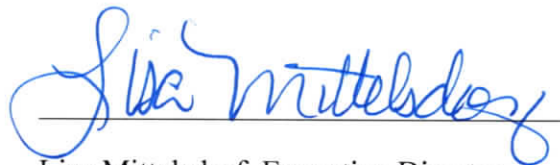
- B. For the Purpose of Consultation with Counsel Concerning the Legal Rights and Duties of a Public Body with Regard to Current Litigation or Litigation Likely to be Filed – ORS 192.660 (2)(h)**

Executive Session ended at approximately 4:32pm.

Submitted by:



Rick Stokoe, Commission President



Lisa Mittelsdorf, Executive Director

PORT OF MORROW
Regular Commission Meeting
September 14, 2022

SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
<i>Karen Pettigrew</i>	<i>City</i>		