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**Special Commission Meeting Minutes**  
**September 25, 2024 – 4:00 pm**  
**2 Marine Drive, Boardman, Oregon 97818**

**I. CALL TO ORDER AND INTRODUCTIONS**

Joe called the meeting to order at 4:02 p.m.

**Commissioners Present:** Joe Taylor and John Murray.  
(via Zoom) Joel Peterson and Kelly Doherty

**Staff Present:** Lisa Mittelsdorf, Eileen Hendricks, and Brandy Warburton

**By Zoom Meeting:** (Guests) David Ulbricht, Sam Tucker, Courtney Dausz

\*Conflict of interest declaration – John Murray declared an actual conflict of interest on a real estate transaction due to family leasing the land which is being purchased. He will not partake in discussion, the decision, or vote.

**II. NEW BUSINESS**

**A. Resolution 2024-11 – Amended and restated**

Eileen explained the changes to the updated resolution including that at the time the original resolution was adopted, the Port had not considered including a security mortgage on the property. The investors requested it, and we decided it was in our best interest to accommodate that request. The underwriter is working through another company and requested verbiage changes to add that in. Courtney Dausz explained that the minimum denominations language changed which provides more flexibility. Eileen added that we also removed archaic and unnecessary definitions, and the final change was a typo correction on page 3 to include the word “in”.

Joel made a motion to approve the Amended and Restated Resolution 2024-11. Kelly seconded the motion. There was no further discussion. The motion passed unanimously with John abstaining.

**B. Resolution 2024-13 – Utility Rates**

Eileen explained that investors wanted proof that utility rates would be raised over the next two years at a minimum of 15%.

John made a motion to approve Resolution 2024-14, Utility Rates. Joel seconded the motion. There was no further discussion. The motion passed unanimously.

**C. Other**

David Ulbricht, Courtney and Lisa updated the commission on the timeline for pricing and

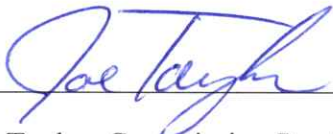
closing. David told the commission that Port staff have been amazing working on this transaction with the short turnaround time. The Port has incredible staff.

Sam Tucker also thanked Courtney and David for their outstanding work and responsiveness.

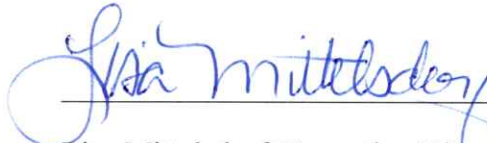
**III. FOR THE GOOD OF THE ORDER**

Joe adjourned the special commission meeting at 4:16pm.

Submitted by:



Joe Taylor, Commission President



Lisa Mittelsdorf, Executive Director

