

**Port of Morrow
Regular Commission Meeting**

March 11, 2009

#2 Marine Drive, Riverfront Center
Boardman, OR. 97818

PRESENT

Commissioners: Marvin Padberg, Don Russell, Larry Lindsay, Joe Taylor and Jerry Healy

Staff: Gary Neal, Lisa Mittelsdorf, Eileen Hendricks, Ron McKinnis and Dori Drago

Others: As listed on sign-in sheet

I. CALL TO ORDER AND INTRODUCTIONS

The regular session was called to order by Marvin Padberg at 1:30 pm.

II. APPROVAL OF MINUTES

Jerry Healy made a motion to approve the minutes of the February 11, 2009 regular meeting. Joe Taylor seconded the motion, motion carried.

III. OLD BUSINESS

A. East Beach

Gary reported on the progress in the East Beach area. The test results for the water quality analysis came back and the nitrate levels are going down, we are getting close should be ready in a couple more weeks.

The crew that is working on putting in the sanitary sewer system to the VaData site have one lateral done and are working on the other, then they will start working on the fresh water lines. They have gotten the road shaped and sometime next week they will have it graded all the way through. It will take them a couple of days to finish the cuts and fills, then we will get the freshwater line in before we start putting gravel down.

The Contractors are waiting for the Engineer to approve the sprinkler system on the Transload building and the Electricians have started on the lighting. It should be done by the second week of April.

B. Willow Creek Valley Economic Development Group

There was no report.

C. T-3 Update

We are in the middle of lock closure and things are coming together well, by the end of next week when the locks open back up everything should be operable. The back filling at the face dock may not be completed, however, the barge slip portion and the crane portion of the project will be ready to go. Lisa offered to take the Commissioners for a tour when it is all completed.

D. Heppner Site NFA Status

Ron has not received the results from the last samples taken. Gary will follow up on the samples, they will then be sent to the consultant. Another round of elevation testing will need to be done this month, Ron will get that done.

E. Rail Logistics

Gary reported there are a few items that need to be discussed in Executive Session regarding the Lease Agreement.

F. Enterprise Zone Hearing

There was a meeting held here a few weeks ago, the City, County and Port were present as well as Greg Baron of Vector Control. Marc Rogelstad of the Fire District was not in attendance, but he expressed interest in seeing the new structure implemented. We went through the steps that will take place and worked through the details of the Intergovernmental Agreement.

G. Other

Pollution Control Bonds were discussed. Gary explained the benefits of having an Inducement Resolution in place at the time when financing is needed.

V. NEW BUSINESS

A. Enterprise Zone Intergovernmental Agreement

Lisa presented two documents that will be submitted to the State outlining how the Enterprise Zone will be managed and the duties of the Board of Directors. The Partners are the City of Boardman, County of Morrow and the Port of Morrow, the objectives are to promote new jobs in industry, improve the economy, diversify job opportunities, raise income levels, expand the tax base and develop and maintain communication between the three agencies. Lisa explained the terms of the documents in which all parties have agreed.

Jerry Healy moved to approve the Intergovernmental Agreement for the Directors and the Intergovernmental Agreement for the Enterprise Zone, Joe Taylor seconded the motion. Motion carried.

B. Enterprise Zone Application Resolution #2009-02

Joe Taylor moved to approve Resolution 2009-02, Don Russell seconded motion. Motion carried.

C. Paving Bids for Lewis and Clark Road Extension

Gary and Ron reported we received four bids ranging between \$62.40 and \$74.74 per ton laid in place, they recommended awarding the bid to the lowest bidder, High Desert Aggregate and Paving.

Don Russell moved we accept the low bid of \$62.40 and award the job to High Desert Aggregate and Paving, Joe Taylor seconded the motion. Motion carried.

D. Airport Circles Lease

Gary reported we received 3 proposals, one at \$143 per acre plus pumping costs, one at \$175 per acre plus pumping costs and one at \$300 per acre plus pumping costs. Joe Taylor of Double T Farming was the highest bidder at \$300 per acre plus pumping cost. Gary recommended we enter into a one year lease at this time and considering a longer lease after examining the agreement with the speedway.

Jerry Healy moved to approve a one year lease and if the option with the speedway allows up to three years. Don Russell seconded the motion. Motion carried. Joe Taylor abstained, because of a conflict of interest.

E. Translink Lease

Translink is the Company that did the operation work on the Suzlon site, Suzlon's Lease ended January 31, 2009. Translink has an opportunity to do more business here and have requested to Lease the old Suzlon site. They have agreed to pay \$500

per acre for that site and have sent us a check to hold the property. Lisa is requesting approval to finalize the Lease with Translink for a one year period with options to renew for an additional two years.

Vestas has the other site, their Lease has expired but they have been paying monthly. The Vestas representative has requested an addition one or two years, while they are finalizing their Lease extension.

Joe Taylor moved to approve both Leases the Translink Lease and the Vestas Lease. Larry seconded the motion. Motion carried.

F. Report on Mission to Washington

Lisa reported the Mission to Washington was a great conference, two days of meetings in the Hotel with Agency people, Army Corp of Engineers, Service Transportation, and individuals assigned to special projects under certain Congressmen and Senators. Basically talked about the money going to the Army Corp of Engineers for stimulus projects and what their budget was. She said we have put in a request for two projects on East Beach, water storage and waster water storage. We have several other projects we would like to get funded with Federal stimulus money.

The next two days she spent talking with Congressmen and Senators, she also had an individual meeting with Congressman Walden, with Ron Wydens office and with Senator Merkleys office.

G. RC&D update

Joe Taylor reported on a project RC&D is working on. The organization consists of five Counties Morrow, Gilliam, Wheeler, Grant and Umatilla. The committee is focusing on Grant writing and public outreach. The project goal is getting water from the Columbia River to the critical ground water areas.

VI. STAFF REPORTS

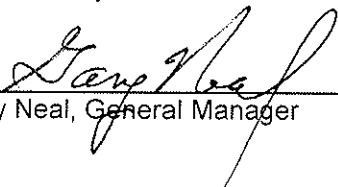
Building use, container activity and water usage were all discussed.

The regular meeting was recessed to executive session at 2:45 pm.

Executive Session under Leases and Legal Action – ORS 192.660

There being no further business, the meeting was adjourned at 4:20 pm.

Submitted by:



Gary Neal, General Manager



Marvin Padberg, Commission President