

**Port of Morrow**  
**Regular Commission Meeting**  
May 12, 2010  
#2 Marine Drive, Riverfront Center  
Boardman, OR. 97818

**PRESENT**

**Commissioners:** Marvin Padberg, Larry Lindsay and Joe Taylor ~ Jerry Healy arrived at 2 pm

**Staff:** Gary Neal, Lisa Mittelsdorf, Eileen Hendricks, Ron McKinnis, Dori Drago and Justin Recore.

**Others:** As listed on sign-in sheet

**I. CALL TO ORDER AND INTRODUCTIONS**

The regular session was called to order by Marvin Padberg at 1:35 pm.

**II. APPROVAL OF MINUTES – April 14, 2010**

Joe Taylor made a motion to approve the minutes of the April 14, 2010 regular meeting. Larry Lindsay seconded the motion, motion approved.

**APPROVAL OF MINUTES – Special Meeting April 29, 2010**

Joe Taylor made a motion to approve the minutes of the April 29, 2010 special meeting. Larry Lindsay seconded the motion, motion approved.

**APPROVAL OF MINUTES – Special Meeting May 6, 2010**

Joe Taylor made a motion to approve the minutes of the May 6, 2010 special meeting. Larry Lindsay seconded the motion, motion approved.

**III. OLD BUSINESS**

**A. Willow Creek Valley Economic Development Group**

Sheryll Bates reported that they are still working on a strategic plan that incorporates all of South Willow Creek Valley Communities.

They are still working on housing. Sheryll asked the Commission if they would consider letting some of the construction workers park their RVs at the old mill site. The Commissioners agreed that they should make sure all the RV Parks filled up first. Carla McLane is working with Morrow County to make sure all zoning requirements are met. There is some concern about the sewage system, which will need to be addressed prior to consideration.

**B. Rail – Connect II project**

Northwest Container is leasing 10 acres from us beginning May 15<sup>th</sup> through November 14<sup>th</sup>, at which time the permanent site should be completed.

The details on the bid packets are still being worked out with Union Pacific, we are hoping to be out to bid by next week.

Ron said they are working on the 100% plan on the Rail Siding and Northwest Container Facility.

Gary said he met with MCGG regarding temporary load out locations during the extended lock closure.

**C. LRA**

Joe provided a color coded map, so the Commissioners would have a better idea of the proposed plan. Joe did a personal property walk through and said some of the buildings have equipment in them. How the equipment will be divided is questionable. The next meeting is next week, Joe and Lisa will be attending.

**D. Ag Info Center update**

Mark is touring other facilities to gather information. He should have some design concepts next week.

The State should be selling the bonds this week so the funds will be available. We should be going out to bid soon. The goal is to start on the building by August.

**E. RC&D Update**

Lisa said she met with Kathie Fergie this morning and gave her some information on the Ag Center. RC&D typically works on natural resource projects, they have ventured into working on some tourism, grant writing and educational components. They talked about what we need to do to get the Ag Center project added. We need to send a formal letter requesting they take this on as a new project. They have a Board meeting on Tuesday and it could be approved at that time.

Joe Taylor moved to go forward with the request for assistance from RC&D. Larry Lindsay seconded the motion. Motion approved.

**F. Other**

Gary informed the Commissioners that our portion of the Laurel Lane project is complete.

**IV. NEW BUSINESS**

**A. Association of Pacific Ports Membership**

Dave Hunt, the Executive Director of the Association of Pacific Ports met with Gary and asked that we participate in the Association. Gary feels there are a lot of benefits to being a member; he gave the Commissioners information given to him by Dave and asked for approval to join the membership beginning in July. The annual membership fee is \$2,000 a year.

Jerry Healy moved to join the Association of Pacific Ports. Joe Taylor seconded the motion. Motion approved.

**B. Regional Port Meeting at Port of Umatilla - Report**

Gary and Lisa attended the Regional Port Meeting at the Port of Umatilla. They toured the Port of Umatilla and saw the Algae project. They are working on different components of Ports programs such as bylaws and mission statements. They are looking into the Legislative Agenda items for the 2011 session. They intend to focus on the ORS's associated with Port authorities. Gary will be attending an OPPIA meeting tomorrow in Salem.

**C. Other**

Gary asked the Commissioners to consider sending a letter to the Governor, DEQ Director and OPUC Commissioners in support of the PGE Coal Fired Plant.

Joe Taylor moved to approve sending the letter to the Governor, DEQ Director and OPUC Commissioners. Jerry Healy seconded the motion. Motion approved.

**V. STAFF REPORTS**

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

Regular Session was recessed to Executive Session at 2:20pm.

**Executive Session under Leases and Legal Action – ORS 192.660**

Executive session was recessed at 3:30pm for the budget workshop.

The regular meeting was called back to order Friday May 14, 2010 at 9:00am.

**PRESENT**

**Commissioners:** Larry Lindsay, Joe Taylor and Don Russell  
**Via Conference Call:** Marvin Padberg and Jerry Healy

**Staff:** Lisa Mittelsdorf and Eileen Hendricks  
**Via Conference Call:** Gary Neal

**COLUMBIA STAR GLYCERIN PROJECT**

Gerald Fritz of Columbia Star would like to Lease some property from us for location of a Glycerin Plant. The Lease would be for 5 acres at \$300 per month per acre with annual CPI adjustment, plus an additional 5 acre option with money or the right of first refusal, with a 90 day period to work things out.

It will be a \$15 million investment and it will create 17-19 jobs.

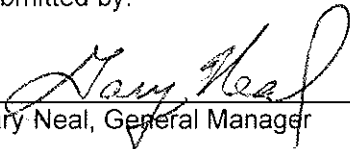
Joe Taylor moved to approve a Lease with Columbia Star for location of a Glycerin Plant at the standard lease rate on 5 acres with a 90 day period to work out additional details regarding future expansion. Don Russell seconded the motion. Motion approved.

There being no further business, the regular session was adjourned at 9:10am.

**Executive Session under Leases and Legal Action – ORS 192.660**

Executive session was adjourned at 9:35am.

Submitted by:

  
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Gary Neal, General Manager

  
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Marvin Padberg, Commission President