

**Regular Commission Meeting Minutes**  
**Wednesday May 13th – 1:30 pm**  
**2 Marine Drive, Boardman, Oregon 97818**

**I. CALL TO ORDER AND INTRODUCTIONS**

Commission President Joe Taylor called the meeting to order at 1:36 pm.

**Port commission:** Joe Taylor, Marv Padberg, Larry Lindsay, Rick Stokoe, and Jerry Healy

**Guests:** Dave Aldrige Local 29 International Association of Bridge, Structural and Ornamental Iron Workers, Karen Pettigrew, City of Boardman, Emily Waite, Boardman Chamber of Commerce, Don Russell, Morrow County Commissioner, Sam Tucker, Monahan, Grove, & Tucker, Josh Lankford, Umatilla Electric Cooperative

**Port staff:** Ron McKinnis, Jim Barnes, Anna Aylett, Gary Neal, Lisa Mittelsdorf, Eileen Hendricks

**II. APPROVAL OF MINUTES – April 8, 2015 Regular Commission Meeting and May 4, 2015 Special Commission Meeting**

Jerry moved to approve the April 8 regular commission meeting minutes and Marv seconded the motion. There was no further discussion. The motion passed unanimously. Marv moved to approve the May 4 special commission meeting minutes and Rick seconded the motion. There was no further discussion. The motion passed unanimously.

**III. OLD BUSINESS**

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

Sheryll said they are still defining the requirements on the community public enhancement grant funds. WCVEDG has hired Bruce Sorte from Oregon State University to do a business retention and expansion study. She said he is coming to the WCVEDG meeting next Wednesday. They are still continuing with the housing grants and finishing the rent feasibility study. They are filling up older houses in Heppner.

**B. Boardman Chamber Update**

Emily introduced herself, talked about her chamber experience and distributed the new directory. She said they are getting ready for the upcoming July 4 celebration.

**C. SAGE Center Update**

Anna gave an update on upcoming SAGE Center events. She said there were 54 people for the first SAGE Saturday, which is a free, monthly event sponsored by Northwest Farm Credit Services. The Army Corps of Engineers is having a lock closure kick off meeting at the SAGE Center May 27. ConAgra Foods Lamb Weston

is also having an employee appreciation event May 27 at the SAGE Center from 4:30-6:30 p.m., which is expected to bring about 1,000 people. The event will be held indoors and outdoors.

Anna also reviewed a school visit map and other information with commissioners. Some of the schools are repeats from years past and schools seem to be bringing certain grades now instead of multiple grades.

**D. HB-2001 Road Project**

Ron said the state accepted the acceleration lane. The state engineer approval process started this week. He said the lane will close one access the port has a little further to the west. Gary talked about plans to expand rail from Lewis and Clark to tie back in to the rail loop. Would like to have capital projects from HB 2001 complete in 2016.

**E. Recreational Lease Status**

Lisa said there is not any new information since last month. There is a meeting scheduled June 26 between the Bureau of Indian Affairs, Army Corps of Engineers, and CTUIR. The Port and park extended an invite to BIA to take a tour and meet with them, but Lisa said they have not received a response. She said there is a possibility of extending the grant opportunity for two years with them and they would like a letter by June 1.

**F. Workforce Training Center w/ BMCC & IMESD**

Lisa said she has also been meeting with Melissa Drugge from Business Oregon on a business retention project and part of that is working on workforce training needs. Lisa said she met with ConAgra, which went well. The company wants to make sure the BMCC program gives them what they need. Blue Mountain Community College and Morrow County School District are meeting tomorrow to talk about space at the high school. The InterMountain Education Service District has a career and technical education consortium for grades 11 and 12. There is also some CTE training work going on with BMCC, Treasure Valley Community College, and Eastern Oregon University. Scott Fairley's team is also looking at CDL training.

**G. Connect V - Freezer Warehouse Update**

Jim said they tested the fire system and received the ammonia charge yesterday. He said they will hire four warehousemen next week and a dozen more the next. Jim said peas will start May 26, the warehouse will open June 1 and he anticipates receipts soon after start-up. Paving starting next Monday and should last about three days. He said the draw down also starts Monday. Doors will go on next week as well. Rail is in and is close to being approved. The facility will be ready to receive product June 1 and can start shipping in the middle of June via rail. Jim said they can

cool down in seven days. Start by bringing the temperature down to 36-37 degrees for four days, then drop five degrees per day.

Warehouse management system testing has been nearly flawless and the quality of applicants has been high. Gary said the port will have a grand opening.

#### **H. Other**

Gary spoke about the new UEC facility. Josh talked about the staffing levels needed for the facility.

Sheryll said the Heppner FFA pheasant brooding facility is done. She said Jerry was instrumental in making that happen and thanked him.

### **IV. NEW BUSINESS**

#### **A. Resolution 2015-03 – BPA Transaction**

Sam said this is the fifth short-term loan not to exceed \$200 million. BPA operates the Northwest power grid, but cannot own it, so they need someone else to buy the improved power grid and lease it back. Sam said the Port borrows money and hires BPA to construct the facility and BPA leases it back to cover the debt. The port is not in any way obligated on it. Sam said the port receives a fixed fee. Sam recommended a motion to approve Resolution 2015-03 and authorize the president, secretary/treasurer and manager to sign all documents as submitted to the commission at this time.

Rick moved to approve Resolution 2015-03 and authorize the president, secretary/treasurer and manager to sign all documents as submitted to the commission at this time. Marv seconded the motion. There was no further discussion. Motion passed unanimously.

#### **B. Resolution 2015-04 – Kodiak Carbonic Transaction**

David Ulbricht joined the meeting via conference call for this resolution. He said last spring the Port approved conduit financing for the construction of a liquefied CO2 project next to Pacific Ethanol. The financing was approved in May 2014 under Resolution 2014-06. He said they have a commitment of funds from a bank for construction and they started construction with their own money. Port held TEFRA hearing. Bank has offered to provide a loan. The Port will be issued a bond for a direct loan and Kodiak Carbonic will buy bond from the Port. No recourse to the Port.

Marv moved to authorize Resolution 2015-04 authorizing the issuance of \$5 million in bonds. Jerry seconded the motion and there was no further discussion. The motion passed unanimously.

**C. Resolution 2015-05 – Transfer of Budget Appropriations 2014-2015**

Eileen said last spring did not have financing on freezer warehouse. Now to pay 2 months on forklifts and the Port has the financing on the warehouse. She said the resolution would transfer funds from capital outlay to debt service the \$550k for those payments. Jerry moved to approve. Rick second. Pass unanimously.

**D. State Aviation IGA**

Lisa said there is an IGA between the state aviation department and the Port for a pavement maintenance program. Lisa said the department conducted an inspection and will do \$7,500 worth of improvements. Jerry moved to approve the IGA and Rick seconded the motion. The motion passed unanimously.

**E. NOAA Wind Station Request**

Lisa said she received a call asking if we would allow the location of a wind monitoring station out at the airport. She told them which location would be acceptable to the Port. She said most arrangements like this are no cost agreements. Lisa said the agreement asks for 26 months. It is a 30-foot station with a small generator trailer. She said it would not impact anything at the airport. Jerry moved to approve the placement of the National Oceanic and Atmospheric Administration wind station at the Port of Morrow Airport. Marv seconded the motion. The motion passed unanimously.

**F. Barenbrug Extension Request**

Lisa said Barenbrug has asked the port to finance an addition to their property and add it to Barenbrug's current lease structure. The project is \$34,000. Lisa said with the original lease and the expansion, they would pay \$8,985 per month. The Port would finance the concrete improvement through 10 years of the lease. Jerry moved to approve the Barenbrug extension request. Marv seconded the motion. There was no further discussion. The motion passed unanimously.

**G. Other**

None.

**V. STAFF REPORTS**

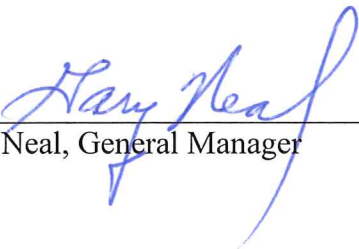
Gary reviewed freshwater usage. He said it's down from last month, but is still substantially higher than last year. He also reviewed rail cars, tariffs, and facility usage at SAGE and Riverfront.

Gary said they had a legislative update conference call with Bill Hansell today, but Greg Smith was not present.

The next Port of Morrow Commission meeting is set for June 10. The meeting was adjourned at 2:40 p.m. No executive session was held.

**EXECUTIVE SESSION UNDER LEASES AND LEGAL ACTION – ORS.192.660**

Submitted by:

  
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Gary Neal, General Manager

  
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Joe Taylor, Commission President