
**Regular Commission Meeting
January 11, 2023 – 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, Miff Devin, Jason Hendricks, Jacob Cain, Brandy Warburton, Anna Browne, and Erika Lasater

Visitors Present: Torrie Griggs, Debbie Pedro, Mike Hughes, Karen Pettigrew, David Richards (?)

By Zoom Meeting: (Staff) Marcine Brangham
(Guests) Greg Smith, Kelly Doherty, Joe Armato, Brenda Profitt, City of Heppner, Debbie Radie

II. ELECTION OF PORT OF MORROW COMMISSION OFFICERS FOR 2023

Jerry made the motion and Rick seconded to appoint Joe Taylor as Commission President. Motion passed unanimously.

Joe made the motion and Jerry seconded to appoint John Murray as vice president. Motion passed unanimously.

Marv made the motion and Joe seconded to appoint Rick Stokoe as Secretary/Treasurer. Motion passed unanimously.

After the elections, Joe took seat as the presiding officer for the meeting.

III. CONSENT AGENDA

A. December 14, 2022, Regular Commission Meeting Minutes

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

IV. LEGISLATIVE UPDATES

A. State – Greg Smith presented the legislative update for the start of the 2023 session. The session opened on Monday. For the first time since 2005, all 60 members gave a vote of

acclimation for the Speaker of the House. Greg's committee assignments remain the same except for two. There are several thousand bills that have been introduced. Title readings take place next week and then the bills go to committees for review. Gov. Kotek's priorities are housing and mental health.

Rick thanked Greg for taking the time to bring the new Speaker of the House to Eastern Oregon so that he could see the region firsthand.

V. OLD BUSINESS

A. Bylaws Subcommittee Update – Brandy stated the commission has the latest version in front of them today. The recommendation of the committee is to approve the final draft next month.

B. CDA Update

Debbie Pedro gave an update on the CDA board changes. New officers have been elected. She also gave an overview of the transfer process. It's now looking like it may be the first week of March when the deed is ready. She also asked for the letter of credit to be signed.

Jerry and Marv both declared a potential conflict of interest on this matter due to a minority ownership in Windwave and abstained from voting and all discussion on the matter.

Lisa updated the group that the Letter of Credit that was authorized by the Commission at our December meeting was for Greg Smith to sign on behalf of the CDA, now needs each of the five entities to sign instead.

John made the motion to approve Lisa to sign the Irrevocable Letter of Credit on behalf of the Port of Morrow, with the borrower being the CDA. Rick seconded the motion. No further discussion was had, and the motion passed 3-0 with Jerry and Marv abstaining from voting.

Debbie announced there will be a strategic planning work session on January 17 in the Sand Hollow Room at the Port's Riverfront Center.

C. Flood Plain Mitigation Funding

Lisa gave an update on where we're at with the process. The board approved a resolution for an EDA Grant but a new funding source is being used. The total cost of the project is now \$2.536 million. They are requesting a \$2 million grant from the state, with matching funds totaling \$536 thousand from the Port, WCVEDG and Morrow County. The Port has

agreed to \$36 thousand in engineering and \$50 thousand for additional oversight of the project. There's a meeting on February 2.

John made a motion for Lisa to complete and submit the application and for the Port to commit the matching funds should the grant be successful. Jerry seconded the motion. Motion passed unanimously.

If the application is successful, Lisa said the timeline would be to start the project July of this year and it would be complete in 6 months. It would be hired out.

D. Other

No other old business was discussed at the time.

VI. NEW BUSINESS

A. Appoint Budget Officer / Approve Budget Calendar

Eileen presented the draft calendar in their packets.

Rick made a motion to appoint Eileen as the budget officer and approve the budget calendar as presented. John seconded the motion. The motion passed unanimously.

B. New Leases

Lisa stated there are a few new leases to discuss. There would be follow up discussion in executive session.

Jerry and Marv declared a potential conflict of interest.

Brandy showed a map for the first lease request for property at the airport. It is a proposed grazing area by O'Doherty Cattle Company. Their original lease expired in May 2022, and they expressed interest in continuing the lease until May of 2023. They were informed of the development plans. An expanded map was brought in by Kelly Doherty earlier today. Approximately 900 acres are committed to a lease with Avangrid and would require a sublease through Avangrid, the rest of the land is Port owned property. That sublease would need action by the Commission. Lisa requested that the conversation be put on hold until discussion can be had with our attorney during executive session.

The second map/lease showed the entire solar property and two parcels that would be used as a laydown yard. It is 15 acres located within the airport boundaries and all funds would go back for use in the airport industrial park.

Lisa said there are also several requests for small acreage area leases. Some companies have started the permitting processes with the county already even though there is nothing approved yet. Lisa has been in contact with the county regarding these projects.

C. Other

No other new business was discussed at the time.

VII. STAFF REPORTS

A. Project Updates

- B.U.I.L.D. – Mark announced that the project has gone out to bid. Costs are significantly higher than originally planned in 2018. Intents to award will start going out tomorrow.

B. Maintenance Update

Erika showed photographs of port construction projects, Tidewater housing project, and SAGE Saturday. Mark and Jacob answered questions and gave an update of the port projects.

C. Financial Update

Eileen discussed the financial update. There were no questions.

D. Usage Reports

The commission reviewed the usage reports that are included in the packets.

E. Other

Erika announced the 2023 wall calendars are here.

VIII. OTHER REPORTS

A. Willow Creek Valley Economic Development Group / Heppner Chamber

Joe Armato gave an update for WCVEDG and Heppner Chamber. There is another workforce housing project under consideration. The former Gazette Times building has been purchased and there are plans for a business incubator building. The remodel will begin soon. They're also continuing to seek funding for the incubator building north of town. The Chamber's Annual luncheon is coming up and preparations are underway for the St. Patrick's Day celebration.

B. Boardman Chamber Update / BCDA

Torrie noted there is a report in the packet for the Commission. The chamber is up to 206 members. BCDA has begun work on the sidewalk project between Main Street to Olson Rd. Conversations are continuing for the new retail space. Homebuyers finished the year at \$250,000, which is about average. 50% of the homebuyers application this year were new to Boardman. The welcome signs are still underway. There was a discussion regarding the PSU/Census population information.

C. City Updates

City of Boardman - Karen reported that she resigned her city manager position last night

and is now a city council member. Mike Connell has been appointed to the city planning commission. There's an extension planned to the south side of City Hall which will be used by the Building Department. Applicants for the City Manager position have been narrowed to five applicants. The public meet and greet will be on February 2 at 5:30 PM.

Marv thanked Karen for her years of service as city manager.

City of Heppner - Craig Kutsforth provided an update for Heppner. They also had a new city council appointment and a new mayor. He said he appreciates all the work being done by the Port of Morrow

D. County Updates

None present.

E. Other.

IX. FOR THE GOOD OF THE ORDER

Marv thanked Rick for his service as commission president.

X. UPCOMING EVENTS:

January 18, 9 AM – 12:30 PM	SDAO Board Training (Hermiston)
February 8, 1:30 PM	POM Regular Commission Meeting
February 10-12	SDAO Annual Conference (Sunriver)
March 16	Filing Deadline for Candidacy
March 19-23	PNWA 2023 Mission to Washington
May 16	District Elections

Eileen called attention to the filing deadlines and the elections. John and Marv's positions are up for reelection this year. February 4 is the first day they can file for reelection.

XI. EXECUTIVE SESSION

Jerry and Marv declared a potential conflict of interest for one of the leases that will be discussed.

Joe recessed the meeting for a short break at 2:57 PM and read the executive session statement.

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)**

Joe reconvened the public session at 3:56 PM. There is a lease request from O'Doherty Cattle Company. Most of that area is leased to Avangrid.

Jerry moved that we consent to Avangrid for subleasing to the cattle company. They are responsible for water rights, fencing, and what may be needed to keep the cattle from port property. Those tasks should be completed before the end of the month. John seconded the motion. Lisa requested that we ask our attorney to draft language for that approval. Motion passed unanimously.

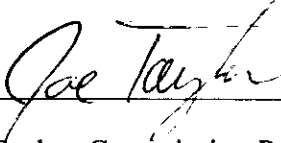
There was a second discussion regarding port owned property and leasing to O'Doherty Cattle Company. With the construction starting soon on the property, along with the issue of water rights and usage, the commission does not feel it's appropriate to lease for cattle grazing and denied the request on the remaining port property.

Joe adjourned the meeting at 4:03 PM.

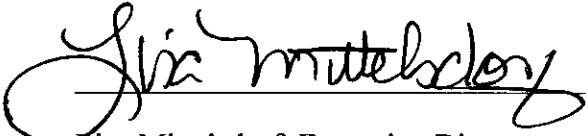
Next Resolution 2023-01

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Brandy Warburton @ (541) 481-7678.

Submitted by:



Joe Taylor, Commission President



Lisa Mittelsdorf, Executive Director

PORT OF MORROW
Regular Commission Meeting
January 11, 2023

SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
Anna Browne	POM		
Linda Amers	Barnard Inc		
Starkie Orr			
Karen Peterson	Barnard		