
Regular Commission Meeting Minutes
December 10, 2025 – 1:30 pm
2 Marine Drive, Boardman, Oregon 97818

I. CALL TO ORDER AND INTRODUCTIONS

John Murray called the meeting to order at 1:30 p.m.

Commissioners Present: Rick Stokoe, John Murray, Kelly Doherty, and Joel Peterson

Staff Present: Lisa Mitteldorf, Eileen Hendricks, Mark Patton, Brandy Warburton, Jeff Montgomery, Jacob Cain, Tim Patton, Marcine Brangham, Jason Hendricks, Anna Browne, Angel Aguilar, and Erika Morton

Visitors Present: Jerry Reitman, Mike Gorman, Torrie Griggs, Karen Pettigrew, Mike Hughes, (Chamber intern)

By Zoom Meeting: (Staff) Dori Drago
(Guests) Kyla Baumgartner, Marty Broadbent, Sam Tucker, Griffin Beach, Brandon S., John Doherty, Aaron Palmquist, Ryann Gleason, Gordon McKenzie, Jordann Krouse, Carla McLane, Brandon Hammond, Heidi, Kim Cutsforth, MC Planning, Oregon, Ethan Salata

Conflict of Interest Declarations - None Declared

II. PUBLIC COMMENT PERIOD – Mike Highes, Boardman Fire Chief, offered to provide a litigation update during the CDA update if desired.

III. CONSENT AGENDA

A. November 12, 2025, Regular Commission Meeting Minutes

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

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

IV. LEGISLATIVE UPDATES

A. State – Ryann gave the state legislative update. The bill request deadline was November 21. We are expecting to see budget reductions during this session. We will be keeping an eye on anything that could affect the Port. Another big 2026 issue could be the potential

repeal of HB 3115 regulating camping of houseless individuals. Opponents of the transportation package have collected signatures to put the bill out for a vote to the people. Governor Kotek has announced her intent to run for reelection. Legislative Days are January 13-15, 2026. Session begins February 2, 2026. John asked if the bill pertaining to ports and SIPs would be coming forward, and Ryann said she has not heard that it will.

V. OLD BUSINESS

- A. CDA Update** – Joel gave an update regarding the CDA budget, payroll, and fiscal agent. He emphasized that he'd like to see each and every CDA policy reviewed and voted on.
 - a. Payment of Bills** – Umatilla County has agreed to pay 1/5 of the legal bills. Eileen remarked that the only continuing payment that the Port has made was payroll.
 - b. Land Use Proposals** – John said we will revisit this item after the first of the year.
- B. WIFIA Update** – Eileen stated our application was approved several months ago but there have been a number of delays including the government shutdown. We are still waiting for final numbers for secondary treatment. The process is moving forward slowly.
- C. CWSRF Update** – Eileen said we applied and were approved for \$50 million. Mark said final plans will be done in April. There may be an option to refund short-term financing through the state.
- D. Morrow County Clean Water Consortium Update** – Kelly said the December meeting was cancelled. She and Matt will be meeting with the mayor and city council in Irrigon.

[John asked for forgiveness and if we could rewind to the CDA to allow Mike Hughes to speak. Mike provided a brief update on litigation regarding fire service coverage for CDA property. There is a hearing date in February.]

- E. Morrow County Update – Mike Gorman** – Mike gave a presentation regarding Morrow County Taxes and answered questions.
- F. SIP/Enterprise Zone – Mike Gorman** – Mike gave a second presentation about the similarities and differences between enterprise zones and strategic investment programs (SIP) and answered questions.

John thanked Mike for the information and recessed the meeting for a five-minute break.

- G. Commissioner NDA** – With no new information, John stated we can move this to next month.
- H. Real Estate Transactions** – Mark announced that we will finally be closing on 61.7 acres east of Internet Way. We were given permission from the commission to negotiate and

execute in August 2024. We can discuss terms in executive session if there are questions before a motion is made.

I. Other

No other old business was discussed at the time.

VI. NEW BUSINESS

A. Commissioner Resignation – Danny Kerns has resigned effective immediately. John referred to Danny's letter included in the packet and commended his integrity. There was discussion regarding the process of replacing his position.

Kelly made the motion to approve Danny Kern's resignation, effective immediately. Rick seconded the motion. No further discussion was had. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

The commission will advertise and request letters of interest that will be due on January 31, 2026, with candidate interviews to follow. The intent would be to appoint a replacement at February's meeting.

B. Resolution 2025-15 – Employee Handbook Update

Rick made the motion to approve Resolution 2025-15, A Resolution of the Port of Morrow Board of Commissioners Adopting the Updated Port of Morrow Personnel Policies and Procedures Handbook. Joel seconded the motion. No further discussion was had. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

C. January Commission Meeting – Change Date – Lisa stated she has a conflict and asked if the meeting could be early on the 6th. Eileen remarked that there may be a challenge with getting the packet ready that quickly due to the holiday hours. The commission decided to reschedule the meeting to January 22, 2026.

D. City of Irrigon CREZ III Area of Influence Update Request – The commission discussed the letter from the City of Irrigon. and Lisa recommended a letter of support to the CREZ III board.

Kelly made the motion to support the area of influence for the City of Irrigon and send a

letter to the CREZ III IGA. Rick seconded the motion. There was a discussion regarding the area of influence and zone boundaries. Aaron Palmquist clarified that this is simply a request regarding adding an area of influence. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

E. Other

No other new business was discussed at the time.

VII. STAFF REPORTS

A. Project Updates – Mark and Jacob gave updates for projects, including flood mitigation in Heppner, Terminal 1 dredging, Farm 3 lagoon, Farm 4 lagoon, the Kunze feeder line, and the surface water treatment plants. Mark remarked that a tour needs to be scheduled.

B. Maintenance Update – Tim gave the maintenance update while Erika showed photos.

Angel briefly talked about the SAGE Center & Event Center while photos of the Winter Market were being shared.

C. Financial Update – Eileen gave the financial update.

D. Usage Reports – The commissioners reviewed the usage reports in the packet.

E. Other

No other staff reports were discussed at the time.

VIII. OTHER REPORTS

A. WCVEDG – None present. They had requested to share the year-end report and it is in the packet for review.

B. BCDA – Torrie gave an update for BCDA. They hope to break ground on the pickleball court this spring. It is funded through MCURD and Amazon. The incubator project is heading into the design phase.

C. ICABO – Jerry said the sewer project is going well. The school has been connected. He commented the CREZ funds have gone a long way in supporting and making this project possible. It will make long-term planning for housing expansion possible.

D. Other – Lisa said the federal earmarked money we were seeking for the Ione incubator project has been declined.

Aaron gave an update regarding the Irrigon incubator project. They hope to break ground in June.

IX. FOR THE GOOD OF THE ORDER – None given.

X. UPCOMING EVENTS:

December 12	5:30 PM	POM Employee Holiday Party
January 20	3:00 PM	POM Regular Commission Meeting (rescheduled)
February 5-8		SDAO Annual Conference, Seaside
April 20-23		PNWA Mission to Washington (rescheduled)

XI. EXECUTIVE SESSION

John recessed the regular session at 4:35 PM and read the following 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. 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 Real Property Transactions – 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)

John reconvened the regular session at 5:53 PM.

Joel said that he is not available at the originally January rescheduled date. The meeting was rescheduled again for Tuesday, January 20, 2025, at 3:00 PM.

Joel made the motion to approve the specialty crop agreement as presented and authorize Lisa to negotiate and execute the agreement. Rick seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

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Rick Stokoe - Yes
Kelly Doherty - Yes

Kelly made the motion to authorize Lisa to negotiate and finalize the facilities agreements for Farm Six. Rick seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson - Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty - Yes

Joel made the motion to amend/change the previous authorization for Lisa to negotiate and sign the sale of 140 acres to 61.6 acres in East Beach. Kelly seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson - Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty - Yes

Rick made the motion to contribute \$10,000 to IPNG for a study. Joel seconded the motion. There was no further discussion. The motion passed unanimously.

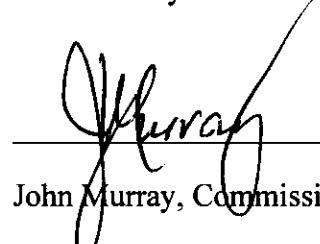
Joel Peterson - Yes

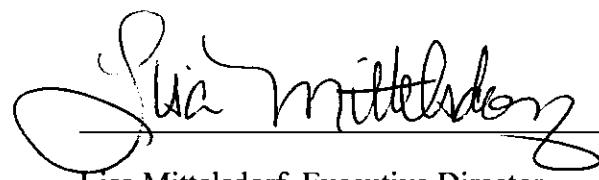
John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty - Yes

Submitted by:


John Murray, Commission President


Lisa Mitteldorf, Executive Director

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SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
Jerry Rickman	Citizen	541-379-2814	
Torrie Griggs	Chamber/BCOA		
Jeff Montgomery	Pomer	541-371-41977	
Karen Petersen	Boardman		
Mike Hedges	Boardman Fire		
Gordon MacKenzie	Baner Bank	541-656-9218	