
Regular Commission Meeting Minutes
April 8, 2026 – 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, Joel Peterson, and Jerry Rietmann

Staff Present: Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Miff Devin, Jacob Cain, Jason Hendricks, Brandy Warburton, and Erika Morton

Visitors Present: None

By Zoom Meeting: (Staff) Jessica Esparza, Marcine Brangham
(Guests) Aaron Palmquist, Karen Boardman, Kim Cutsforth-Coil, Kirby Garrett, Sam Tucker, 15047171180 – Mark Vande Voorde, Ryann Gleason, John Doherty, iPhone (CDA), Jordann K, Debbie Radie, Brandon Hammond

John reminded the commission that CEO evaluations will be next month.

Conflict of Interest Declarations - None declared

PUBLIC COMMENT PERIOD

Mark Vande Voorde read a prepared statement.

***Prepared Statement for the Port of Morrow Commission Meeting, April 8, 2026,
Submitted by Klean Industries Boardman, LLC***

Commissioners, thank you for the opportunity to speak today.

My name is Mark Vande Voorde, and I am speaking on behalf of Klean Industries Boardman. Klean has been a tenant at 71722 East Columbia Avenue since February of 2018. Throughout that time, we have worked with the Port of Morrow in good faith, relying on our lease and on the expectation that requests made under that lease would be evaluated and decided within a reasonable timeframe.

In October of last year, six months ago, Klean entered into a binding agreement to sell its remaining assets at the site, specifically the building, received a deposit, and formally requested the Port's consent to assign its lease and amend the use clause to allow a data-center operation. This transaction will benefit all of the parties involved, and will generate substantial new value for the Port of Morrow through direct and indirect jobs, higher property tax revenues, and increased economic activity.

Our first in person meeting with Port staff on this request occurred approximately four months ago. Since that meeting, Klean has participated in multiple follow-up discussions, arranged direct presentations and engagement between Port staff and the proposed buyer of the facility, DMG, and submitted detailed written responses addressing every technical, financial, operational, and environmental question raised.

Despite the passage of four months since that first meeting, the Port has made no decision. We have received no approval, no denial, and no approval subject to stated conditions. We have also not been given any clear guidance as to what guarantees, assurances, or commitments the Port would require from DMG. Each time additional information was requested, it was provided, yet the request for consent has remained unresolved.

Most recently, during a meeting on April 1, 2026, Port staff advised Klean that no decision had been reached regarding either the assignment of the lease or the requested change to the use clause. At that meeting, Port staff further stated that approval of either request would be very unlikely. At the same time, the Port acknowledged that it has not identified what conditions, guarantees, or terms it would seek in a lease or other agreement with DMG. As a result, after months of engagement, Klean was left without a decision, without defined standards, and without any guidance as to what—if anything—could be done to allow the request to move forward. This has resulted in ongoing harm to Klean's business and its investors.

I would also note for the record that on February 18, 2026, Klean formally asserted a claim against the Port relating to an incorrect assurance in the lease agreement that there were "No defaults" at the time that the Klean lease and option started, seeking reimbursement of approximately \$186,000 plus interest for unpaid property taxes due from the prior leaseholder that Klean was forced to pay under threat of foreclosure. That notice was provided through counsel and remains outstanding. To date, the Port has not acknowledged or responded to that claim. The absence of any response to this notice, alongside the absence of a decision on the lease assignment and use request, reinforces Klean's concern that critical issues affecting its rights and financial position are being intentionally left unresolved.

Klean has continued to perform under its lease throughout this period and has borne the financial consequences of the delay, including ongoing carrying costs and obligations associated with the property that were intended to be addressed through the transaction. Those impacts have

increased with time.

Klean is not seeking special treatment, and we are not asking the Port to abandon its responsibilities. We are asking for the process contemplated by the lease to be followed and for decisions to be made. After four months since the first in person meeting, six months since the request was submitted, and more than a year since Klean informed the Port of its plans to sell the property—the absence of a decision, and the absence of any guidance on what would be required to obtain one, is deeply concerning.

We remain willing to support a constructive outcome. But Klean cannot continue indefinitely under uncertainty created by prolonged inaction. We respectfully ask the Commission to take note of the extended delay and to ensure that matters of this significance are managed with clear standards, accountability, and timely decision making.

Thank you for your time and for hearing Klean's concerns.

II. CONSENT AGENDA

A. February 11, 2026, Commission Workshop Minutes – Corrected

B. March 11, 2026, Regular Commission Meeting Minutes

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

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

Jerry Rietmann - Yes

III. LEGISLATIVE UPDATES

A. State – Ryann gave the state legislative update and answered questions. She started with sharing positive feedback from the governor's office. In a recent meeting with DEQ and EPA, it was shared how strong they feel the relationship is between DEQ and the Port and heading in a good direction. She highlighted upcoming elections and the Connect Oregon Grant application currently in progress.

B. Federal – Kirby gave the federal legislative update and answered questions. He talked about foreign affairs, increasing division in the legislator, the current shut down, and progress with the WIFIA loan. He also mentioned other federal funding options for Port projects.

IV. OLD BUSINESS

A. Bonneville Power Bond Issue – Eileen stated the bond closing will take place on June 17 and asked if John and Joel would be available to sign on Tuesday, June 16. They both said they were available. She followed up on last month's question regarding arbitrage.

B. CDA Update – Joel announced that payroll is now being done by the CDA and they thanked us for our work. Eileen said they paid their bill. He gave an update regarding construction and the grant being applied for by UEC. Rick made the motion to act as the public agency conduit for the grant funding request if UEC does not take the role and authorize Lisa to sign. Jerry seconded the motion. There was no further discussion. The motion passed unanimously.
Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Jerry Rietmann - Yes

Lisa said she and Mark had a tour of the property. Jacob gave an update regarding public access to the property.

John asked if the commission would like a CDA property tour before the meeting next month. The Commission responded yes.

C. WIFIA Update – Lisa and Mark provided a brief update.

D. CWSRF Update – Nothing new to report.

E. Morrow County Clean Water Consortium Update – Kelly said that the next meeting is scheduled. She has heard that there is a presentation being prepared to give to the City of Boardman.

F. Strategic Business Plan Update – Lisa gave an update. We have done the intake with Ryan Degroft. She expects to hear back from the State in a few weeks.

G. CREZ III Disbursement of Funds – John said the disbursement was completed yesterday and Carla McLane was hired as the new CREZ Manager. There was a discussion regarding the disbursement.

H. Other
No other old business was discussed at the time.

V. NEW BUSINESS

- A. Resolution 2026-03 – Dissolution of Morrow County Broadband** – There was discussion regarding the dissolution.

Jerry made the motion to approve Resolution 2026-03, A Resolution of the Port of Morrow Consenting to the Dissolution of the Morrow County Broadband Network Consortium and Termination of the Related Intergovernmental Agreement. 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
Jerry Rietmann - Yes

- B. Resolution 2026-04 – Public Meetings Policy** – There was discussion regarding the updated policy. Sam answered legal questions.

Rick made the motion to approve Resolution 2026-04, Public Meetings Policy and repeal the old resolution, Resolution No. 2007-14. Kelly seconded the motion. No further discussion was had. The motion passed unanimously.

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty –Yes
Jerry Rietmann - Yes

C. Other

John mentioned again the CEO evaluation is next month. There was discussion regarding the process and notification.

VI. STAFF REPORTS

- A. Project Updates** – Mark and Jacob provided information while Erika showed photos of the projects, including the Kunze Lane project, surface water treatment facilities, Terminal 1 dredging, Barenbrug, Lamb Weston, Farm 5, and Airport landscaping.
- B. Maintenance Update** – Mark gave an update for the Heppner Flood Mitigation project. They will need to request a grant extension.

For the sake of time, the next agenda items were not discussed.

- C. Financial Update** – The commission had the update in their packet.
- D. Usage Reports** – The report was included in the packet.

E. Other

No other staff reports were discussed at the time.

VII. OTHER REPORTS

A. WCVEDG – Kim gave a quick update regarding housing and grants.

B. BCDA – None present.

C. ICABO – Joel said they're starting to do repairs in Ione and getting to the end of the project. Mark said there are 45 more to go.

D. Other – None

John recessed the meeting and read the executive session statement at 2:43 PM.

VIII. FOR THE GOOD OF THE ORDER

IX. UPCOMING EVENTS:

April 8th	3:30pm	POM Budget Committee Meeting
April 14-15		SDAO Regional Training in Pendleton
April 15		SEI Filing Deadline
April 20-23		PNWA – Mission to Washington
May 13th	1:30pm	POM Regular Commission Meeting
May 13th	3:30pm	POM Budget Committee Meeting
June 10th	1:30pm	POM Budget Hearing

X. EXECUTIVE SESSION

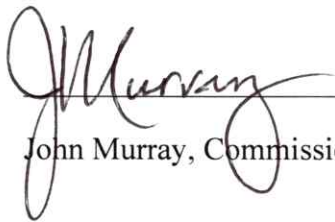
The Port will hold an executive session meeting for the permissible reason(s) stated below under ORS 192.660(2). Representatives of the news media and designated staff and other persons shall be allowed to attend the executive session. All other members of the audience will be asked to leave the room. 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 after the executive session. There was no further business to discuss and the meeting was adjourned.

Submitted by:



John Murray, Commission President



Lisa Mittelsdorf, Executive Director

Port of Morrow Commission
Public Comment Sign-in Sheet



If you are interested in addressing the Commission under the Public Comment portion of the Agenda, please sign-in below before the meeting starts. A copy of the Public Comment Policy is available to any member of the public who wishes to speak.

DATE: April 8, 2026

FULL NAME:

PHONE:

TOPIC:

FULL NAME:	PHONE:	TOPIC:
Mark Vandevoorde	online	Klean Industries