Regular Commission Meeting Minutes
June 10, 2026 – 1:30 pm
2 Marine Drive, Boardman, Oregon 97818

I. CALL TO ORDER AND INTRODUCTIONS

John Murray called the meeting to order at 1:27 p.m. There was technical difficulty with video for Zoom, but audio was working. John announced that one commissioner needs to leave promptly at 3:30 PM and we have an executive session, which may be moved earlier in the agenda to accommodate that time.

Commissioners Present:	Rick Stokoe, John Murray, Kelly Doherty, and Jerry Rietmann (Joel Peterson was not in attendance)
Staff Present:	Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Brandy Warburton, Jeff Wilson, Jeff Montgomery, Tim Patton, Jason Hendricks, Anna Browne, Angel Aguilar, and Erika Morton
Visitors Present:	Torrie Griggs
By Zoom Meeting:	(Staff) Jessica Esparza (Guests) Jared Tesch, Sam Tucker, Geroge Cress, Kim Cutsforth, Kelly Morgan, Michael Miller, Kirby Garrett, Jordann, Lisa Pratt, Samsung SM-S721U, Morrow County, Isavel Gonzalez, OGEC, Nick Graue, Brandon Hammond,

Conflict of Interest Declarations - None declared.

II. PUBLIC COMMENT PERIOD - None

III. OPEN BUDGET HEARING – John opened the budget hearing at 1:30 PM.

IV. CONSENT AGENDA

A. May 13, 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.
John Murray - Yes
Rick Stokoe - Yes

Kelly Doherty – Yes
Jerry Rietmann - Yes

V. LEGISLATIVE UPDATES

A. Federal – Kirby said the biggest update from congress is the reconciliation process. Republicans were able to pass another reconciliation package. He had hoped to have an update for the Ione business incubator project, but the appropriations process is moving forward slowly. An application was submitted to MARAD's Port Infrastructure Development Program (PIDP) for a grant for Terminal 3 based on the groundwork that has already been laid. He noted we are also looking to submit an application through the Federal Rail Administration's CRISI program for a grant focused on replacing aging rail infrastructure on the South Port Rail Spur project. He hopes to have an update by the next meeting.

John mentioned a couple of items that Ryann had mentioned last month regarding the very broad concept by the water resources project, and he would like to see her update when she sends it since she had a conflict and couldn't be here today.

VI. OLD BUSINESS

A. CDA Update – Lisa said the CDA will be having a surplus property auction soon. She, Mark, and Tim went out to the property and went through the stored inventory. There are pieces of equipment that the port would like to acquire, and some were promised in exchange for work we completed on site a few years ago. We are making a list. The Port has spent $69,000 that we have not asked for reimbursement for. John said that Joel had mentioned signing paperwork in the next 5-6 months. Emily's 6-month evaluation will be soon.

Eileen asked if the Port commission would consider an extension to allow for payment above the $7 million limit for the ODOT project. There was a discussion regarding how much was needed.

Jerry made the motion to approve extending interim financing to the CDA up to $3.9 million beyond what we already approved to be reimbursed by UEC. Rick seconded the motion. There was a discussion regarding funding availability and repayment. The motion passed unanimously.
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Jerry Rietmann - Yes

B. Morrow County Clean Water Consortium Update – Jared Tesch gave a report. The City of Boardman workshop on May 13 resulted in lots of questions from the city council.

No decision was made. They will be submitting an RFP for engineering work. He is also researching to provide answers for the city council. Kelly expressed concern about a letter from the Boardman Mayor that mentioned potential contamination of the City's water supply. She also shared that the consortium has asked the City of Boardman for an interpreter and extra seating and they did not provide an interpreter, which left some Spanish-speaking unable to participate in the discussion. She noted a couple of positive things - two CIP projects have been recommended to the sub committees.

C. **SIP IGA With County** – John provided an update. John and Jerry both feel like an agreement was reached at the second meeting. Matt Jensen provided information about an IGA verses an MOU. The County's legal counsel recommended that the agreement be a MOU rather than an IGA. Jerry expressed disagreement and there was discussion on the topic. Matt stated the County can pivot and said he would ask the county legal counsel to make it an IGA.

D. **Strategic Business Plan** – Lisa said we submitted the application to the State for $50,000. In the packet is a list of projects that have been completed since the last Capital Improvement Plan was written. Eileen commented regarding budget and finances. Mark stated that it's important to note that we have had a number of very large projects completed in the past few years that were not taken out of general fund dollars. Lisa added that she hopes to send an RFP to State-recommended vendors after they approve our application.

E. **Commission Bylaws Update** – Brandy talked about the update. John asked for comments and suggestions. He would like Joel to be in attendance for final approval. The commission reviewed and had a lengthy discussion regarding the suggested changes.

John noted the time at 2:37 and asked when the Commission should move to executive session. Others stated that they would like to move through the business items and then go to executive session.

F. **BPA Financing** – Eileen stated it has been moving forward. It's scheduled to close next month.

G. **Other**
No other old business was discussed at the time.

VII. NEW BUSINESS

A. **Call for Comments and Close Budget Hearing** – There were no comments and the budget hearing was closed.

B. **Resolution 2026-06 – Utility Rates** – Eileen provided a summary of the resolution.

Jerry made the motion to approve Resolution 2026-06, A Resolution of the Port of Morrow Commission, Morrow County, Oregon, Establishing Utility Rates for Morrow Industrial Park Tenants as presented. Kelly seconded the motion. No further discussion was had. The motion passed unanimously.
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Jerry Rietmann - Yes

C. **Resolution 2026-07 – Rail Tariff** – Eileen again provided a summary of the resolution. Rick made the motion to approve Resolution 2026-07, Rail Tariff increase. Jerry seconded the motion. No further discussion was had. The motion passed unanimously.
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Jerry Rietmann - Yes

D. **Resolution 2026-08 – Adopt and Appropriate Budget** – There was a discussion regarding recent Oregon Ethics Law case. Eileen declared a conflict of interest because she prepares the budget as the CFO of the Port of Morrow. Her salary is not determined by the budget but by an annual review.

Rick made the motion to approve Resolution 2026-08, Resolution Adopting the Budget in the total of $623,462,895, and Resolutions Imposing and Categorizing the Tax, a permanent tax rate of $0.0841/$1,000. Jerry seconded the motion. Kelly asked if we could oppose that rate and there was a brief discussion. The motion passed unanimously.
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Jerry Rietmann - Yes

E. **LID Discussion** – Lisa said there have been recent discussions with attorneys and financial advisors regarding creating a Local Improvement District, similar to a city's Urban Renewal District. It would help provide financing for improvements. More information will be given next month.

F. **Other**
No other new business was discussed at the time.

John recessed the regular session at 2:48 PM and read the executive session statement. After the executive session, we will return to the regular session and finish the agenda.

John reconvened the regular session at 3:41 PM. As mentioned at the beginning of the meeting, Commissioner Stokoe had to leave, but a quorum is still present.

John stated an evaluation of the Executive Director took place in executive session, as she had requested. He asked for guidance and volunteers to serve on the two-member compensation team. Rick had previously expressed an interest and Jerry expressed an interest. John moved to appoint Commissioners Rietmann and Stokoe for the negotiating committee to work with the Executive Director on compensation. Kelly seconded the motion. It passed unanimously.
John Murray – Yes
Kelly Doherty – Yes
Jerry Rietmann - Yes

VIII. **STAFF REPORTS** – John apologized for the agenda order change and noted the absence of staff available for in-person reports.

A. **Project Updates** – Mark provided an update on projects while Erika showed photos.

B. **Maintenance Update** – None given

C. **Financial Update** – Eileen gave the financial update. There was a discussion regarding refinancing the bond and a local improvement district.

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

E. **Other -** No other staff reports were discussed at the time.

IX. **OTHER REPORTS –** None given

A. **WCVEDG**

B. **BCDA**

C. **ICABO**

D. **Other**

X. **FOR THE GOOD OF THE ORDER**

XI. **UPCOMING EVENTS:**

June 16- 18		PNWA Summer Conference – Newport, OR
July 8	1:30 PM	POM Regular Commission Meeting
July 10	4-7 PM	POM Employee & Family Appreciation BBQ

XII. **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)**
C. **For the Purpose of Review of the Employment-Related Performance of the CEO – ORS 192.660 (2) (i)**

The meeting was adjourned at 4:02 PM.

Submitted by:

JMurray

John Murray, Commission President

Lisa Mittelsdorf

Lisa Mittelsdorf, Executive Director

PORT OF MORROW
Regular Commission Meeting
June 10, 2026

SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
Jeff montgomery	Pomw	541-371-4977	

Port of Morrow Commission
Public Comment Sign-in Sheet

POM
PORT OF MORROW

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: June 10, 2026

FULL NAME:	PHONE:	TOPIC: