Regular Commission Meeting Minutes
August 3, 2026 – 9:00 am
2 Marine Drive, Boardman, Oregon 97818

I. CALL TO ORDER AND INTRODUCTIONS

John Murray called the meeting to order at 9:00 a.m. and announced that there are time constrains for the meeting today.

Commissioners Present:	Rick Stokoe, John Murray, Kelly Doherty, Joel Peterson, and Jerry Rietmann was present on Zoom.
Staff Present:	Lisa Mittelsdorf, Mark Patton, Eileen Hendricks, Marcine Brangham, Jason Hendricks, Anna Browne, Brandy Warburton, and Erika Morton
Visitors Present:	Deb Imus, Paul Keefer, Mindy Wilson, Charlene Belt
By Zoom Meeting:	(Staff) Angel Aguilar, Jessica Esparza (Guests) Jared Tesch, Ryann Gleason, John Doherty, Kirby Garrett, Sam Tucker, Torrie Phillippi-Griggs, 13609756867, Jonathan Tallman, Jordann Krouse, Kasey, Michael Schrader, Isavel Gonzalez, Brandon Hammond, Karen Pettigrew, Samsung SM-S721U, Aaron Palmquist, Katie Baeza, Debbie Radie

Conflict of Interest Declarations - none declared

I. PUBLIC COMMENT PERIOD

Jonathan Tallman submitted written comment and read his statement regarding the SIP agreement with Morrow County. He asked that it be included for the record as follows:

> *Good morning. I'm Jonathan Tallman, and I want to comment on the proposed SIP agreement with Morrow County.*
> *I understand this agreement does not approve an Amazon tax break today, but it sets the rules for how the Port and County will negotiate these tax deals in the future.*
> *Let's use a simple example. If the proposed exascale data-center campus covers approximately 1,300 acres and represents a $10 billion investment, only about $150 million of that value may remain subject to ordinary property taxes under the*

rural SIP structure.
That would leave approximately $9.85 billion—or 98.5 percent of the project's value—exempt from ordinary property taxation before accounting for the community-service fee and any additional negotiated payments.
Using a hypothetical combined tax rate of $15 per $1,000, a $10 billion project would ordinarily generate approximately $150 million per year in property taxes.
Under this simplified SIP example, ordinary taxes on the $150 million taxable portion would be approximately $2.25 million, plus a statutory community-service fee currently capped at approximately $3.17 million.
That would be approximately $5.4 million in statutory annual taxes and fees instead of $150 million—before considering any separately negotiated payments.
The difference could exceed $140 million per year. Over 15 years, billions of dollars could be at stake.
That is only an illustration. The actual calculation depends on the project's taxable property, assessed value, depreciation, tax rate and negotiated agreement. But that is exactly the problem: this packet gives the public none of those figures.
Before moving forward, the public deserves a simple breakdown: Who is the applicant? Is this Amazon? What is the project's value? What would the company normally pay? What would it pay under SIP? How much would it save over 15 years, and what would our community actually receive?
I'm also concerned about the confidentiality language. It says the Port and County will protect information marked proprietary and use public-record exemptions to the maximum extent permitted.
Is there a separate NDA or confidentiality agreement with Amazon or another prospective SIP applicant? If so, when was it approved, who signed it and what information is being withheld?
A company should not be able to make basic information about a public tax break secret simply by labeling it proprietary.
This is especially troubling because Boardman residents are being asked to pay more for water. The City's new rate schedule raises fixed residential water charges by about 10 percent per year, and some meter charges increase closer to 11 or 12 percent.
At the same time, the City allocated $1 million from the Tower Road property sale for the Kunze Well project. I also understand this water-system expansion may be connected to Port infrastructure and booster-station needs. If that is correct, the City and Port need to explain the connection and show who benefits and who pays.
Why are regular residents paying higher water rates while one of the richest companies in the world may receive an exemption covering approximately 98.5

percent of a hypothetical $10 billion project's value?
The Port is also considering $120 million in reuse-water improvements and refinancing hundreds of millions of dollars in water and wastewater debt. Yet the SIP draft deletes language addressing Port wastewater, cooling water and utility systems.
[The three-minute mark was reached.]
Why was that language removed? Where does this agreement make sure Amazon pays for the water and infrastructure its growth requires instead of shifting those costs onto residents, taxpayers or other Port users?
At the last meeting, people raised concerns during public comment about Kelly Doherty's position on the Clean Water Consortium. The Commission responded immediately and voted to remove her.
Whether people agreed with that decision or not, the Port showed it can act quickly based on public comment. Clean drinking water, rising household water rates and potentially billions of dollars in tax benefits deserve at least the same immediate attention.
Please don't finalize this redlined agreement today. Make the negotiating meetings open and recorded. Restore the water and infrastructure protections. Disclose any NDA or separate confidentiality agreement. Show the public who is receiving the tax break, how much is being forgiven, who is paying for the infrastructure and what the community is actually receiving.
The people's clean-water and financial interests should come before another enormous Amazon tax break.
Thank you.

II. CONSENT AGENDA

A. July 8, 2026, Regular Commission Meeting Minutes
Rick made the motion to approve the consent agenda items. 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

III. LEGISLATIVE UPDATES

A. State – Ryann gave the update for the State legislature. IP 28 failed to gather enough signatures and will not be included on the ballot. Republicans and Democrats both objected to the bill. Oregon house democrats are experiencing growing pains. A mediator was hired to resolve growing tensions in the caucus. The Department of Transportation has a large financing gap for the 2027-29 biennium. The legislature will be brainstorming possible solutions going into the 2027 session. Data centers are also expected to remain a topic of conversation around the state well into the 2027 session. Regarding Port priorities, she is having conversations regarding proposed concepts to allow for previously completed projects to be eligible expenses for inclusion in the local improvement district.

B. **Federal** – Kirby gave the federal legislative update. The August recess is close at hand. The Farm Bill – a 5-year legislation that wraps up ag, commodity, rural development, and nutritional programs across the country – the Senate Ag committee is set to be mark up their bill this week. It includes a cost-sharing compromise for SNAP benefits. A few bills are moving through the legislative process, including WRDA – Water Resources Development Act, and a surface authorization transportation bill. Appropriations for the current fiscal year ends September 30. Senate leaders reached an agreement to extend funding through September 11. We are waiting to hear about other funding requests, including an incubator building in Ione, additional grants for Terminal 3, and rail infrastructure for the south spur. MARAD has opened the Marine Highways grant program, and we have plans to submit a request for Terminal 3.

IV. OLD BUSINESS

A. **CDA Update** – Joel reported that they met last Tuesday. Invoices are caught up. Grant money is going through the process for road construction. The programmatic agreement includes a monument, but Morrow County doesn't want it. They would like the Port to take it over. There are also zoning issues that we have been working through. We are also working on a permanent easement from the tribes.

B. **Morrow County Clean Water Consortium Update** – Jared said that there are two excellent RFQ design and engineering candidates for Boardman Phase 1. We are working with Boardman regarding updating parameters for accessing municipal water and City of Irrigon on their new well feasibility study with the hope of expanding their capacity. This month we are expecting the report from the drinking water roadmap project. It has been in the works for a couple of years. He answered questions from the commissioners. There was discussion regarding the annexing of West Glenn if services were extended from the City of Boardman. Boardman Mayor Paul Keefer was in attendance and provided input on annexation. The City has not made a decision as of today. Kelly expressed concern about spending public money on engineering when the City is not onboard.

C. **SIP IGA with County** – John said the most recent version of the agreement is in the packet. Brandy said the redlined version was emailed to them. He feels the language matches what we're looking for. There was conversation regarding the agreement and clarification on wording. There was also a lengthy discussion regarding NDAs and confidentiality.

Rick made the motion to approve the Intergovernmental Agreement for Rural Strategic Investment Program (SIP) Joint Coordination Framework with the revision of removing the word "upgrades" from Section III, subsection b. Jerry seconded the motion. Kelly asked if this [the SIP meeting] was going to be a public meeting. Lisa said that it should be. The motion passed four to one.
Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – No
Jerry Rietmann - Yes

D. **Strategic Business Plan Update –** Lisa responded that she received a notice last week that their document was not ready to execute.

E. **Commission Bylaws Update –** Brandy gave an update on where we are in the process. She has put in the exact verbiage from the ORS, as the commission previously requested. Rick asked if our legal counsel had a chance to review the bylaws. There was discussion regarding ethics law and violations.

Joel made the motion to approve the Commission Bylaws and then rescinded the motion due to lack of a resolution number. Brandy said she will have a clean version with the resolution number at the next meeting.

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

V. NEW BUSINESS

A. **Ordinance 2026-01 – An Ordinance Declaring Intent to Create a Special Assessment District Pursuant to ORS 777.530 – Second Reading & Adoption –** Eilleen summarized the process to date and what yet needs to be done.

Rick made the motion to approve Ordinance 2026-01, An Ordinance Declaring Intent To Create A Special Assessment District Pursuant To ORS 777.530, read by title only. 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

John read the Ordinance title: An Ordinance Declaring Intent To Create A Special Assessment District Pursuant To ORS 777.530 For The Purpose Of Levying Special

Assessments Upon Certain Properties Within The Port of Morrow That Will Benefit From the Port's Construction Or Acquisition Of Certain Local Improvements Including, Without Limitation, Construction Or Acquisition Of Certain Secondary Treatment Facilities As Part Of The Port's Existing Industrial Reuse Water Treatment Facilities; Providing Notice Of A Local Improvement District Formation Hearing to Affected Property Owners; And Other Matters Related Thereto, Ordinance No. 2026-01."

B. Morrow County Clean Water Consortium Appointment

Joel nominated Rick. Rick declined, stating that he may not be the best candidate because has been critical of the length of time this project has taken.

John nominated Jerry and made a motion to appoint Jerry to the Morrow County Clean Water Consortium if he was willing. Jerry responded that he was open to the appointment. 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
Jerry Rietmann – Yes

C. Resolution 2026-09 – Authorizing Financing – Eileen explained the resolution.

Rick made the motion to approve Resolution 2026-09, Resolution Of Port Of Morrow, Morrow County, Oregon Authorizing The Execution And Delivery Of Full Faith And Credit Refunding Obligations, Series 2026 To (1) Refund Certain Outstanding Obligations Of The Port, (2) Finance Capitalized Interest, And (3) Pay The Costs Of Issuance; Designating An Authorized Representative, Underwriter, Municipal Advisor And Special Counsel; Authorizing Appointment Of A Paying Agent, Registrar, Escrow Agent, And Verification Agent; And Authorizing Execution And Delivery Of A Financing Agreement, Escrow Agreement, And Purchase Agreement; And Related Matters and authorizing the the commission president, executive director, or their designee to sign. Joel seconded the motion. Kelly asked if we were voting on something and we don't have the number. Eileen said we always vote on this with a not to exceed amount. We don't usually know the numbers up front. The motion passed unanimously.
Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Jerry Rietmann – Yes

D. Audit Contract – Eileen said the contract is in the packet. It's the same as previous years. They are scheduled to be here the week of August 24. The audit committee is Kelly and

Joel.

Kelly made the motion to approve the Audit Contract with Connected Professional Accountants LLC. 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

E. Willow Creek Golf Course Request – John said this request was brought to him and said the manager is present and can answer questions. Mindy Wilson explained the request and answered questions. The course is a huge benefit to the community and is also used as land-apply for the City of Heppner's wastewater. The funding request is for $35,000 to help purchase a new fairway mower. Rick encouraged her to seek funding from MCURD. John spoke regarding the purchase of the Marker 40 Golf Course and the long-term ramifications of that purchase. He suggested offering $100,000 per year to Willow Creek Golf Course. Rick asked if they received funding from us would they would consider providing memberships for port staff. Mindy responded she couldn't speak for the board, but she feels it would likely be approved.

John made the motion to approve providing ongoing funds of $100,000 yearly and a one-time $35,000 donation to help purchase a fairway mower. Joel seconded the motion for the sake of discussion. He is in favor of the $35,000 but questioned the yearly amount. Kelly asked if recreation is part of our mission statement – she believes it does. There was a question about how many employees play at our golf course. Brandy said the monthly report for the golf club is in the packet and read the statistics of how many employees play. There was further discussion. Rick said he would like to see additional research on numbers before he can make a decision. Eileen said we would be able to cover the ask. Joel asked if we could table this until the next meeting.

John amended his motion that we grant Willow Creek Country Club $35,000 to cover their equipment purchase this year and that's all. Kelly seconded the amendment. There was no further discussion. The motion passed unanimously.
Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Jerry Rietmann – Yes

John would like to revisit it this next month with additional information. Kelly is also in favor of bringing more information to the next meeting.

F. Other

John mentioned that we need to appoint a SIP IGA committee member. The commission was in favor of amending today's agenda for this item.

Jerry made a motion to appoint John as the representative for the SIP group, pending Morrow County's approval of the SIP IGA. Rick seconded the motion. John said that negotiations are happening now. If there's a change, he's sure it will come back to us. The motion passed unanimously.
Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Jerry Rietmann – Yes

VI. STAFF REPORTS – In Packet

A. Project Updates – Mark provided a quick update on Secondary Treatment. Aqua has submitted 100% design to DEQ. We hope to go to bid in September or early October and have a contractor on site after the first of the year.

For the sake of time, the rest of the agenda was bypassed.

B. Maintenance Update

C. Financial Update

D. Usage Reports

E. Other

VII. OTHER REPORTS – In Packet

A. WCVEDG

B. BCDA

C. ICABO

D. Other

VIII. FOR THE GOOD OF THE ORDER

IX. UPCOMING EVENTS:

August 3	11-1	POM Employee Luncheon
September 9	1:30 PM	POM Regular Commission Meeting

X. EXECUTIVE SESSION

John recessed the regular session at 10:47 AM.

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)

John reconvened the regular session.

Rick made the motion to decline BPA's offer in the amount of $20,000 per acre. Kelly seconded the motion. There was no further motion. The motion passed unanimously.
Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Jerry Rietmann – Yes

Rick made the motion to approve the agreement with BPA for $60,000 per acer and authorize Lisa to execute the sale. Joel seconded the motion. There was no further motion. The motion passed unanimously.
Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Jerry Rietmann – Yes

Kelly asked if, in the public interest, we should say where the land was located. Mark replied that it's approximately 110 acres between the BPA lines, I-84, and the railroad going out to PGE/Carty Reservoir.

Rick made the motion to accept the ZeaChem property if the County chooses to give it to us. 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
Jerry Rietmann – Yes

Rick made the motion to sell 68.5 acres at the airport to Amazon for $240,000 per acre and authorize Lisa to negotiate and execute the agreement. 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
Jerry Rietmann – Yes

Submitted by:

John Murray, Commission President

Lisa Mittelsdorf, Executive Director

PORT OF MORROW

Regular Commission Meeting

August 3, 2026

SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
Paul Keefer	City of Boardman Mayor	541-571-2587	
Mindy Wilson	Willow Crk. Country Club	541-256-0126	mindylw4@gmail.com
Charlene Bell	BPA	503-230-5518	CRBell@BPA.gov
Deb Lanus	Self	541-571-3706	

Port of Morrow Commission
Public Comment Sign-in Sheet

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: August 3, 2026

FULL NAME:	PHONE:	TOPIC:
Jonathan Tallman		Online - IGA - SIP