PORT OF MORROW

REGULAR COMMISSION MEETING

Riverfront Center

#2 Marine Drive Boardman, Oregon

Happy Mother's Day!

May 13, 2026

1:30 p.m.

AGENDA

Zoom meeting information is available on our website.

PORT OF MORROW

Commission Tour
May 13, 2026, 9:30am

Regular Commission Meeting
May 13, 2026, 1:30pm
2 Marine Dr., Boardman, OR 97818

I. CALL TO ORDER AND INTRODUCTIONS

CONFLICTS OF INTEREST DECLARATIONS

II. PUBLIC COMMENT PERIOD

III. CONSENT AGENDA
- A. April 8, 2026 Regular Commission Meeting Minutes

IV. LEGISLATIVE UPDATES

V. OLD BUSINESS
- A. CDA Update
- B. WIFIA Update
- C. CWSRF Update
- D. Morrow County Clean Water Consortium Update
- E. SIP IGA with County
- F. Strategic Business Plan Update
- G. SDAO Best Practices Program
- H. Secondary Treatment Discussion
- I. Other

VI. NEW BUSINESS
- A. Resolution 2026-05 – BPA Financing
- B. CREZ III Amended IGA with Irrigon Area of Influence
- C. Commission Bylaws Review
- D. Other

VII. STAFF REPORTS
- A. Projects Update
- B. Maintenance Update
- C. Financial Update
- D. Usage Reports
- E. Other

VIII. OTHER REPORTS
- A. Willow Creek Valley Economic Development Group

B. **BCDA**
C. **ICABO**
D. **Other**

IX. FOR THE GOOD OF THE ORDER

X. UPCOMING EVENTS:

May 13th	**3:30pm**	**POM Budget Committee Meeting**
June 10th	**1:30pm**	**POM Regular Commission Meeting**
June 10th	**1:30pm**	**POM Budget Hearing**
June 16-18th		**PNWA Summer Conference – Newport, OR**

XI. 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. The public virtual Zoom Meeting link will be paused 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 the room, start the public virtual Zoom Meeting link again open the regular session meeting.

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)**

Next Resolution 2026-06

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.

Port of Morrow provides the option for Zoom Translated Captions.
Instructions: https://support.zoom.us/hc/en-us/articles/6643133682957-Enabling-and-configuring-translated-captions

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

Brandy Warburton

From:	noreply@sdis.org
Sent:	Friday, April 10, 2026 3:36 PM
To:	Brandy Warburton
Subject:	SDIS Best Practices Program Survey Results - Port Of Morrow

Best Practices Program Results

Submitted By: Brandy Warburton, Port Of Morrow, 4/10/2026
Contact: Brandy Warburton
Contact Phone: 541-481-7678
Contact Email: Brandyw@portofmorrow.com

Best Practices Summary

Benefit	Satisfied	Discount
SDAO/SDIS Training- At least one (1) representative of the district must complete a SDAO/SDIS training:	☑	2.0%
Affiliate Membership	☑	2.0%
Public Meeting Checklist	☑	2.0%
Public Meeting Policy	☑	2.0%
Public Meeting Training- Online	☑	2.0%
Total Discount		**10.0%**

Questions regarding this notification contact: underwriting@sdao.com, 503-371-8667

RESOLUTION NO. 2026-05

A BOND RESOLUTION OF THE PORT OF MORROW, OREGON, AUTHORIZING THE ISSUANCE, SALE, EXECUTION AND DELIVERY OF ITS PORT OF MORROW TRANSMISSION FACILITIES REVENUE BONDS (BONNEVILLE COOPERATION PROJECT NO. 10), IN ONE OR MORE SERIES; APPROVING THE BONDS AND OTHER DOCUMENTS TO BE EXECUTED AND DELIVERED OR DISTRIBUTED IN CONNECTION THEREWITH; APPOINTING AUTHORIZED REPRESENTATIVES AND DELEGATING AUTHORITY; AND CERTAIN OTHER MATTERS RELATED THERETO.

The Board of Commissioners (the "Commission") of the Port of Morrow, Oregon (the "Port") hereby finds:

1. The United States of America Department of Energy acting by and through the Administrator of the Bonneville Power Administration ("Bonneville") is seeking the Port's agreement to participate in a transmission facilities lease purchase transaction, as more fully described herein, that would result in the Port issuing revenue bonds, in one or more series, in the form of long-term bonds or other obligations (collectively, the "Bonds"), to (a) finance and/or refinance the costs of the acquisition of certain electric transmission facilities that will be leased to Bonneville and that are (i) to be specifically identified prior to the date of issuance and sale of the Bonds or the application of the proceeds of such Bonds, (ii) integral to the "Federal transmission system" as such term is used in the Federal Columbia River Transmission System Act of 1974 (16 U.S.C. 838 et seq.), and (iii) located in the State of Oregon and in other states within the geographical area of the "Pacific Northwest region" described in Section 4(d) of the Federal Columbia Transmission System Act of 1974, 16 U.S.C. 838(d) (collectively, the "Facilities"), and (b) finance the costs associated with the issuance of the Bonds. (The financing and/or refinancing of transmission facilities with proceeds of the Bonds are referred to herein collectively as the "Project" and the Federal transmission system is referred to herein as the "Federal System.")

2. Pursuant to Resolution No. 2011-08 (the "Original Resolution"), the Commission commenced a proceeding in the Circuit Court of Morrow County, Oregon pursuant to Oregon Revised Statutes ("ORS") 33.710, and obtained a judicial validation pursuant to an Order dated March 15, 2012 (the "Validation Order"), which among other things, confirms the valid, legal and binding effect of: (a) the proceedings of the Port as set forth herein providing for and authorizing the issuance, sale, execution and delivery of the Bonds and the funding of the Project; (b) the authorization of the Long-Term Financing Agreements (as defined below) with respect to the Bonds and the Project; (c) the authority of the Commission to adopt the Original Resolution, this Resolution and future resolutions authorizing the issuance of bonds, notes and other obligations for each related Project; and (d) the Original Resolution (collectively, the "Validation").

3. The Bonds to be issued for the Project in the form of long-term revenue bonds, in one or more series, shall be in an aggregate principal amount not to exceed $108,000,000, to be designated as "Port of Morrow Transmission Facilities Revenue Bonds (Bonneville Cooperation

Project No. 10), Series 2026 (Federally Taxable)" (the "2026 Bonds"), for the purpose of (a) financing and/or refinancing the cost of the acquisition of the Project and (b) paying the costs associated with the issuance of the 2026 Bonds. All references in this Resolution to the Bonds shall include the 2026 Bonds.

4. The Port as a municipal corporation pursuant to ORS 198.605 and a port district pursuant to ORS Chapter 777, is authorized to, among other things, transfer or lease real property pursuant to ORS 271.310, enter into contracts for rental, leases or financing agreements pursuant to ORS 271.390, and issue bonds (as defined in ORS 287A.001(3)), pursuant to ORS Chapter 287A (collectively, ORS 198.605, ORS Chapter 777, ORS 271.310, ORS 271.390 and ORS Chapter 287A, each as amended and supplemented, are collectively referred to herein as the "Act"). Pursuant to the Act, the Validation and this Resolution, the Port is authorized to issue the Bonds for the purpose of financing and/or refinancing the Project.

5. In connection with the Bonds and the financing and/or refinancing of the Project, the Port will execute and deliver, including, among others, the following documents: (a) an Asset Purchase Agreement (the "Asset Purchase Agreement") between the Idaho Energy Resources Authority ("IERA"), as seller, and the Port, as purchaser, together with an Assignment and Assumption Agreement (the "Assignment") and a Bill of Sale (the "Bill of Sale"), each between the IERA and the Port, and in the forms attached to the Asset Purchase Agreement (collectively, the "Acquisition Agreements"), pursuant to which the Port will acquire the Facilities; (b) a Lease-Purchase Agreement (the "Lease-Purchase Agreement"), by and between the Port, as lessor, and Bonneville, as lessee, pursuant to which the Port will lease the Facilities, which in aggregate shall comprise the Project, to Bonneville for the purpose of providing electric transmission service to Bonneville's customers, and, in exchange, Bonneville will commit to make lease rental payments in amounts that shall be based on the cost of acquisition of the Project and that shall be sufficient to pay debt service on, and other costs associated with issuance of, the Bonds; (c) an Indenture of Trust (the "Indenture") between the Port and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), wherein the lease rental payments are assigned by the Port to the Trustee, acting for and on behalf of the owners of the Bonds, as security for payment of the Bonds; (d) a Bond Purchase Agreement (the "Bond Purchase Agreement") between the Port and Wells Fargo Bank, National Association, as representative of the underwriters named therein (the "Underwriters") providing for the sale of the Bonds by the Port to the Underwriters and the purchase of the Bonds from the Port by the Underwriters; (e) an Escrow Agreement ("Escrow Agreement") between U.S. Bank Trust Company, National Association, as escrow agent, relating to the defeasance of a portion of the outstanding principal amount of the Port's Transmission Facilities Revenue Bonds, (Bonneville Cooperation Project No. 6), Series 2019 (Federally Taxable) and (f) such other certificates, documents, instruments and agreements as are necessary and appropriate to evidence the issuance, sale, execution and delivery of the Bonds for the purpose of providing long-term financing and/or refinancing for the Project (the "Related Agreements"). Collectively, the Lease-Purchase Agreement, the Acquisition Agreements, the Indenture, the Bonds, the Bond Purchase Agreement, the Escrow Agreement and the Related Agreements are hereinafter referred to as the "Long-Term Financing Agreements."

6. All required approvals or actions by the Commission with respect to the entry by the Port into the Long-Term Financing Agreements, including, without limitation the Indenture and the issuance, sale, execution and delivery of the Bonds by the Port, have been obtained or

satisfied, including, but not limited to, publication of notice pursuant to ORS 777.565, that action upon this Resolution will be taken by the Commission, such publication having been given for a period of not less than two consecutive weeks, prior to the meeting, by publication once each week in the *Heppner-Gazette Times*, the newspaper of general circulation published within the Port.

7. The Port finds that its tenants, customers and citizens will rely on the Project as integrated with other facilities of the Federal System, and such Federal System includes electric transmission lines and substations that are located within the boundaries of the Port. Pursuant to the provisions of ORS 777.230, the Port is authorized to construct, acquire, own or operate, by itself or with other public or private entities, electric generating plants, electric distribution facilities and related fuel supply and steam generation and distribution facilities, and to sell or deliver such electric output to Bonneville. Consistent with such authority, the Port further finds that the entry into the Long-Term Financing Agreements to finance and/or refinance the cost of acquisition and construction of the Project and the ownership by the Port of the Project constitute valid public purposes.

8. The Port finds that the financing and/or refinancing of the Project with the proceeds of the Bonds, and the lease, operation and management of the transmission facilities pursuant to the Lease-Purchase Agreement, as described herein, will be in furtherance of the purposes of the Act, will promote the interests of the Port, its tenants, customers and citizens, and will be expedient for and in the best interests of the Port, its tenants, customers and citizens.

The Commission of the Port resolves:

1. Authority for Bond Resolution. This Resolution is adopted pursuant to the provisions of the Act.

2. Findings. It is hereby ascertained, determined and declared that:

a. the Port finds that in connection with the financing and/or refinancing of the Project, the execution and delivery of the Indenture and the issuance, sale, execution and delivery of the Bonds, as described herein, constitute lawful and valid public purposes, are in furtherance of the purposes of the Act, promote employment, energy resources and commercial interests of the Port, its tenants, customers and citizens, and are expedient and in the best interests of the Port, its tenants, customers and citizens;

b. the lease rental payments to be received by the Port under the Lease-Purchase Agreement will be sufficient to pay the principal of, the redemption premium (if any), purchase price, and the interest on, the Bonds as the same become due and to pay certain administrative expenses pursuant to the Long-Term Financing Agreements;

c. the Bonds and the interest thereon shall be limited obligations of the Port, payable solely from the amounts payable to the Port by Bonneville under the Lease-Purchase Agreement and other amounts specifically pledged therefor under the Indenture for the payment of the Bonds; the Bonds will not constitute a debt or a general obligation or a pledge of the faith and credit of the Port; the Long-Term Financing Agreements will not directly, indirectly, or contingently obligate the Port to levy or to pledge any form of taxation whatever for the payment thereof;

d. no assets of the Port, apart from revenues and funds that are directly or indirectly made available by Bonneville with respect to the Project and subject to the pledge and lien of this Resolution in favor of the holders of the Bonds, shall secure the Bonds and the debt service on the Bonds shall be payable solely from funds provided directly or indirectly by Bonneville under the Lease-Purchase Agreement; and

e. other than as may be provided in the Long-Term Financing Agreements, the Port will not use or encumber the assets of the Project or pledge, use or encumber the lease rental revenues or other funds of the Project to meet any Port obligations apart from the Bonds and other costs and purposes identified in this Resolution.

3. Authorization for Bonds and Long-Term Financing Agreements.

a. The Port hereby authorizes the execution and delivery of the Long-Term Financing Agreements and the issuance, sale, execution and delivery of the Bonds, in one or more series, in an aggregate principal amount that will not exceed $108,000,000, pursuant to the terms and conditions set forth in the Indenture. No series of the Bonds shall mature later than the estimated aggregate weighted average life of the allocable share of the Project financed with the proceeds of the Bonds for such series. The Commission authorizes the Authorized Representative (as defined herein) to act on behalf of the Port and determine the remaining interest, principal, redemption premiums, if any, maturity, payment dates and any other terms (collectively, the "Pricing Terms") of the Bonds, as shall be more fully set forth in the Indenture, the Bond Purchase Agreement or the other Long-Term Financing Agreements. The Authorized Representative may, in connection with the execution and delivery of Long-Term Financing Agreements, at closing approve such other changes to the forms of the Long-Term Financing Agreements as he or she determines to be in the best interest of the Port, its tenants, customers and citizens, but only if such approval is not inconsistent with the terms of this Resolution.

b. Pursuant to ORS 777.570(3), the Bonds and the Indenture shall contain a recital that principal and interest on the Bonds are payable solely out of revenues and property of the Port pledged to the payment thereof by this Resolution. No assets of the Port, apart from revenues and funds that are directly or indirectly made available by Bonneville with respect to the Project and subject to the pledge and lien of this Resolution in favor of the holders of the Bonds, shall secure the Bonds, and the debt service on the Bonds shall be payable solely from funds provided directly or indirectly by Bonneville under the Lease-Purchase Agreement.

c. Bonneville's obligations under the Lease-Purchase Agreement shall be payable solely from the Bonneville Fund and such obligations are not, nor shall they be construed to be, general obligations of the United States, nor are such obligations intended to be or are they secured by the full faith and credit of the United States. The Lease-

Purchase Agreement and the pledging of the revenues therefrom to the payment of the Bonds issued and sold pursuant to the Act is considered to further the public interest. The Indenture, the Preliminary Official Statement (defined herein), the Official Statement (defined herein) and any other offering or promotional materials provided by the Port in connection with the issuance of the Bonds shall describe Bonneville's obligations under the Lease-Purchase Agreement consistent with the terms of this Resolution.

d. The Authorized Representative is authorized to execute and deliver the Bonds, by facsimile or manual signature, for and on behalf of the Port under the Indenture, and such execution and delivery of the Bonds is hereby authorized. Upon execution by the Port, the Bonds shall be delivered to the Trustee in its capacity as registrar under the Indenture for authentication and then shall be delivered by the registrar to the purchasers upon satisfaction of the conditions specified in the Indenture. The Bonds shall contain a recital that the Bonds are issued pursuant to the Act, and such recital shall be conclusive evidence of the validity of the Bonds and of the regularity of issuance of the Bonds. The Bonds shall be issued in the form and executed and authenticated in the manner provided in the Indenture and as authorized under the Act.

e. Any Bonds hereafter issued in exchange for or for transfer of registration for the Bonds issued and delivered pursuant to the Indenture shall be executed in accordance with the provisions of the Indenture and such execution, whether present or future, is hereby authorized.

4. Special Revenue Bonds, Special Facilities and Special Trust Fund.

a. The Bonds shall constitute Special Revenue Bonds of the Port, as such term is defined in Ordinance No. 92-2, enacted by the Port on June 23, 1992, as amended (the "Revenue Bond Ordinance") and the transmission facilities leased to Bonneville pursuant to the Lease-Purchase Agreement shall constitute Special Facilities, as such term is defined and used in the Revenue Bond Ordinance.

b. Pursuant to ORS 777.565(1), there is created a special trust fund (the "Bonneville Cooperation Transmission Facilities Long-Term Bonds No. 10 Special Revenue Fund" hereinafter, the "Special Revenue Fund") from which debt service on the Bonds shall be paid. The Port shall set aside and pay into the Special Revenue Fund lease rental payments received from Bonneville pursuant to the Lease-Purchase Agreement and the other Long-Term Financing Agreements. As required by ORS 777.565 and as provided in the Indenture, the Trustee shall hold the Special Revenue Fund established by this Resolution, and the moneys deposited to such Special Revenue Fund shall be used solely for the Project, including without limitation for payment of principal and interest, and redemption premiums, if any, due upon the Bonds and any other fees and expenses of the Port with respect to the Bonds and any other costs related thereto. All funds and accounts established by the Port in connection with the Project or under or in connection with the Long-Term Financing Agreements shall be accounts and funds within the Special Revenue Fund.

5. Approval of Long-Term Financing Agreements and the Bonds. The Long-Term Financing Agreements are approved in substantially the form presented at this meeting. In connection with the issuance of the Bonds, the Authorized Representative is authorized to execute and deliver the Long-Term Financing Agreements on behalf of the Port, with such changes therein as shall be approved by the Authorized Representative in his or her discretion, and such execution of the Long-Term Financing Agreements constitutes conclusive evidence of the approval of the Port of such changes. The execution, delivery and performance of the Long-Term Financing Agreements are hereby approved.

6. Approval of Preliminary and Final Official Statements.

a. The Port hereby authorizes and directs the Authorized Representative to review and approve the preparation and distribution by the Underwriters of one or more preliminary official statements (collectively, the "Preliminary Official Statement") in connection with the offering and sale of the Bonds. Prior to the distribution of the Preliminary Official Statement, the Authorized Representative is hereby authorized and directed to deem the Preliminary Official Statement final as of its date for purposes of Rule 15c2-12 of the Securities and Exchange Commission, such action to be conclusively evidenced by delivery of the Preliminary Official Statement to the Underwriters. The Underwriters are hereby authorized to distribute the Preliminary Official Statement in connection with the offer and sale of the Bonds.

b. The Port hereby authorizes and directs the Authorized Representative to review, approve, execute and deliver a final official statement in connection with the offering and sale of the Bonds (the "Official Statement") with such changes therein from the Preliminary Official Statement as such officer shall deem appropriate and in the best interests of the Port, as conclusively evidenced by his or her execution thereof. The Underwriters are hereby authorized to distribute the Official Statement in connection with the offer and sale of the Bonds.

7. Acknowledgement of Master Letter of Intent as Supplemented. In connection with the issuance of the Bonds, the Port hereby acknowledges that the terms of the Master Letter of Intent (Contract No. 13TX-15840) dated February 13, 2013, between the Port and Bonneville (the "Master Letter of Intent"), as supplemented by the Supplement to Master Letter of Intent (Supplement to Contract No. 13TX-15840), dated as of September 11, 2013 shall apply to the issuance of the Bonds and the execution, delivery and performance of all documents, agreements, schedules and certificates in connection therewith, including without limitation, the Long-Term Financing Agreements.

8. Appointment of Legal Counsel.

a. The Port hereby acknowledges and approves of Orrick, Herrington & Sutcliffe LLP ("Orrick"), serving as special counsel to Bonneville in connection with the issuance of the Bonds and that Bonneville will engage Orrick to seek to provide at closing: (i) an opinion to the effect that the Preliminary Official Statement and the Official Statement, or other offering document, for the Bonds do not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading (the "10b-5 Opinion"), (ii) an opinion that Bonneville's obligations under the Lease-Purchase Agreement and any agreements to which Bonneville is a party in connection with the issuance of the Bonds are valid and enforceable in accordance with their respective terms (the "Bonneville Enforceability Opinions"), (iii) an opinion that the Bonds and any agreements to which the Port is a party in connection with Bonds or the issuance thereof, are valid and enforceable in accordance with their respective terms (the "Port Enforceability Opinions"), and (iv) a no conflict opinion regarding the Port's existing bond and debt obligations and the issuance of the Bonds (the "No Conflict Opinion"). In connection with the No Conflict Opinion, Bonneville will engage Orrick to review the Port's existing bond and debt obligations, which the Port agrees to provide to Orrick, together with a certificate that the documents provided include all of the outstanding bond and debt obligations of the Port. Such No Conflict Opinion will be delivered by Orrick in its capacity as special counsel to Bonneville, addressed to Bonneville and to the Port, provided, however, that no attorney client relationship between Orrick and the Port will arise by delivery of such opinion to the Port. In addition, Bonneville may ask that Orrick seek to provide an opinion that interest on the Bonds is exempt from Oregon personal income taxes (the "Tax-Exemption Opinion"). The foregoing opinions will be subject to standard qualifications. It is the understanding of the Port that Orrick will work with Bonneville, the Port and the Port's Counsel with respect to the issuance, sale, execution and delivery of the Bonds, participate in proceedings related to the Bonds, prepare any resolutions to be adopted by the Port, prepare this Resolution, the Indenture, the Bonds, Lease-Purchase Agreement, the Acquisition Agreements and necessary related documents, and the principal closing documents, prepare tax matters certificates to be executed by Bonneville and/or the Port, in connection with the Tax-Exemption Opinion, if any, and to prepare and provide the 10b-5 Opinion, the Port Enforceability Opinions, and the Bonneville Enforceability Opinions. The foregoing documents, opinions and related matters will be subject to the review and approval of the Port's Counsel.

b. The Port hereby appoints Monahan Grove & Tucker (the "Port's Counsel") to serve as counsel to the Port in connection with the Indenture and the issuance of the Bonds. The Port's Counsel will advise and represent the Port in connection with the execution and delivery of the Long-Term Financing Agreements, including customary opinions to the effect that (i) the Port is duly organized and validly existing under the laws of the State of Oregon, and (ii) that this Resolution was duly adopted at a meeting of the Commission and is in full force and effect and has not been amended, modified or superseded.

9. No Personal Liability. No stipulation, obligation or agreement herein contained or contained in the Long-Term Financing Agreements or any other document related to the Bonds shall be deemed to be a stipulation, obligation or agreement of any officer, director, agent or employee of the Port in his or her individual capacity, and no such officer, director, agent or employee shall be personally liable on the Bonds (or any document or agreement related thereto) or be subject to personal liability or accountability by reason of the issuance thereof.

10. Designation of Authorized Representative; General Authority.

a. The President of the Commission, the Secretary of the Commission, the Port Commissioners, the Executive Director of the Port and any other official of the Port designated pursuant to a certificate of the Port executed by any of the foregoing officials and filed with the Secretary or Executive Director of the Port, are hereby designated to act individually or collectively as the authorized representative on behalf of the Port (the "Authorized Representative").

b. The Authorized Representative is hereby authorized, empowered and directed to do all such acts and things and to execute and deliver all such documents on behalf of the Port as may be necessary or desirable to carry out the purposes of this Resolution and to carry out and comply with the provisions of Long-Term Financing Agreements in connection with the financing and/or refinancing of the Project, including the issuance, sale, execution and delivery of Bonds in accordance with the Indenture.

c. The Authorized Representative is further authorized to take any and all further actions and execute and deliver on behalf of the Port any and all other documents, agreements, disclosure statements, letters of representation, tax agreements and certificates as may be necessary or desirable in connection with the issuance, sale, execution and delivery of the Bonds or the execution, delivery and administration of the Long-Term Financing Agreements or any other offering document or disclosure document prepared in connection with the Bonds.

d. The Authorized Representative is hereby authorized and directed, on behalf of the Port, to execute and deliver such documents, certificates or agreements as may be necessary in connection with the delivery of the Bonds to the Underwriters, and certified copies of all the proceedings and records of the Port relating to the execution, sale, issuance and delivery of the Bonds, and such other affidavits and certificates as may be required to show the facts relating to the legality and marketability of the Bonds as such facts appear from the books and records in the officers' custody and control or as otherwise known to them; and all such certified copies, certificates and affidavits, including any heretofore furnished, shall constitute representations of the Port as to the truth of all statements contained therein.

11. Actions Approved, Confirmed and Ratified. All acts and doings of the officers of the Port which are in conformity with the purposes and intents of this Resolution and in the furtherance of the issuance of the Bonds and the execution, delivery and performance of the Long-Term Financing Agreements shall be, and the same hereby are, in all respects approved, confirmed and ratified.

12. Severability of Invalid Provisions. If any one or more of the agreements or provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining agreements and

provisions and shall in no way affect the validity of any of the other agreements and provisions hereof or of the Bonds authorized hereunder.

13. Contract with Holders. ORS 777.565(4), ORS 777.560 to 777.590 and the provisions of this Resolution constitute a contract with the holders of the Bonds, and shall be enforceable by any owner or holder of the Bonds.

14. Repealing Clause. All resolutions or parts thereof of the Port in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

15. Effective Date. This Resolution shall become effective immediately upon its approval and adoption.

Adopted May 13, 2026.

PORT OF MORROW, OREGON

By:

____

Commission President

ATTEST:

By: __________________________

Commission Secretary

INTERGOVERNMENTAL AGREEMENT FOR THE COLUMBIA RIVER ENTERPRISE ZONE III, WITHIN A CITY AREA OF INFLUENCE AMENDMENT NO. 3

1. **PARTIES:** The sponsors of Columbia River Enterprise Zone III (CREZ III) are **Morrow County** and the **Port of Morrow** as defined by ORS 285C.050(19). This agreement is an amendment to the original Intergovernmental Agreement (IGA) dated February 10, 2021.

2. **PURPOSE:** This IGA Amendment #3 is for the purpose of modifying the **City Area of Influence Map (Exhibit B).** Specifically, this amendment expands the City of Irrigon's Area of Influence to include all **Columbia Development Authority (CDA)** properties located within Morrow County as requested in Irrigon **Resolution 25-14.**

3. **GOVERNANCE IMPACT:** Pursuant to the core IGA, any projects located within this expanded Area of Influence shall be managed by a **9-member Board of Directors,** which includes three (3) from the Port of Morrow and three (3) from Morrow County.

4. **EFFECTIVE DATE:** The effective date of this CREZ III Amendment will be when fully executed by all parties involved.

MORROW COUNTY BOARD OF COMMISSIONERS

Dated this 15 day of April, 2026.

David Sykes, Chair

Jeff Wenholz, Commissioner

August Peterson, Commissioner

PORT OF MORROW BOARD OF COMMISSIONERS

John Murray, President

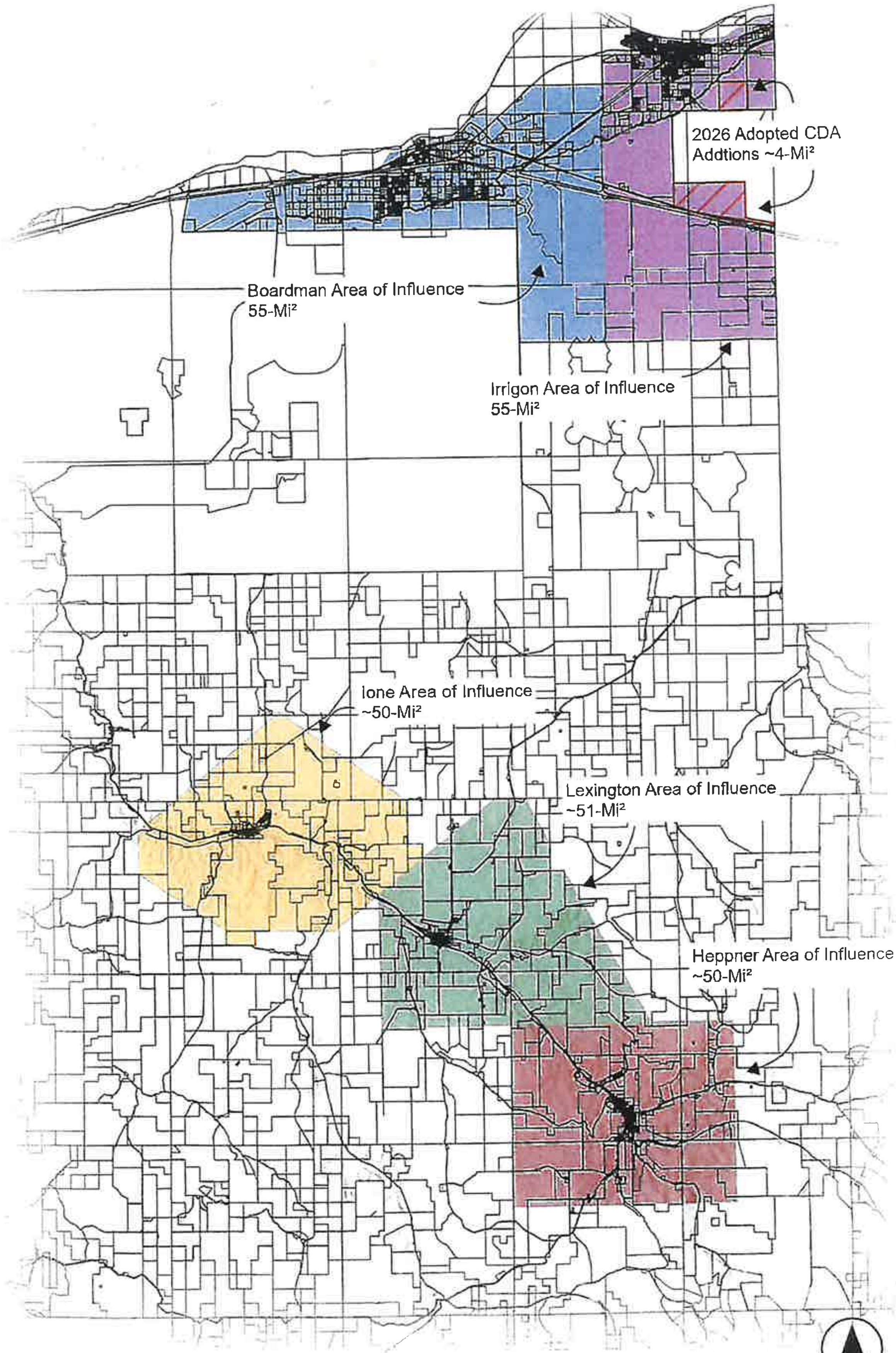
Joel Peterson, Secretary

Morrow County - Oregon

CREZ Influence Areas

2026 Revised Influence Areas

Stephen Wrecsics | Morrow County Planning Department
Map Request #063-26



BYLAWS FOR THE PORT OF MORROW BOARD OF COMMISSIONERS

Adopted: 2023

Resolution No.

2023-01

2 E. Marine Drive, Boardman, OR 97818

BYLAWS FOR THE PORT OF MORROW
BOARD OF COMMISSIONERS

TABLE OF CONTENTS

PART I - GOVERNANCE BY POLICIES

PART II – BOARD OF COMMISSIONERS

PART III – DUTIES OF COMMISSION OFFICERS

PART IV – ETHICS AND CONFLICTS OF INTEREST

PART V – COMMISSION MEETINGS

PART VI – RULES OF ORDER

PART VII – ADMINISTRATIVE PROVISIONS

PART I. GOVERNANCE BY POLICIES

Section 1. Name
This document and future amendments to this document will collectively be referred to as "Bylaws for the Port of Morrow Board of Commissioners" or simply as "Bylaws".

Section 2. Responsibility
Policies must comply with all applicable federal, state, and local laws and regulations. The Principal Act for Port Districts is found in Oregon Revised Statutes (ORS) Chapter 777. If any policy, rule or portion thereof is found to conflict with any local, state, or federal law or regulation, such policy or rule as determined by the Executive Director will be deemed void until further Commission action.

Section 3. Compliance
All Port personnel must comply with the policies adopted by the Commission. Any failure to comply will constitute grounds for disciplinary action or termination pursuant to the Port's Personnel Rules.

PART II. BOARD OF COMMISSIONERS

Section 4. Membership

A. Positions and Terms

1. The Port Commission consists of five members serving four-year terms.

2. Each Commissioner is identified by a position number. Position numbers will be transferred to the successors of each Commission position.

3. All Commissioners serve at large.

B. Election of Commissioners

The election of Commissioners will be conducted as provided by ORS Chapters 777 Ports Generally and 255 Special District Elections.

C. Qualifications

Only registered electors of the Port District are qualified to serve as Port Commissioners. Port employees are not eligible to serve as members of the Port Commission. (ORS 198.115).

D. Oath of Office

Each newly elected or appointed Commissioner must take an oath of office prior to or at the first Commission meeting, assuming the duties of the position. The Commissioner must accept the following oath of office:
"Please raise your right hand. Do you solemnly swear that you will honestly and faithfully discharge the duties of the Office to which you have been elected/appointed, and that you will support the Laws and Constitution of the State, and of the United States of America to the best of your ability?"

E. Term of Office – Starting Date

Except where the Commission is filling a vacancy on the Commission, terms of office will start on July 1st following the Port of Morrow's regular election.

F. Vacancies

1. Occurrence

The Commission may formally declare a position vacant before the expiration of the term for any of the reasons set forth in ORS 236.010 or if a Commissioner is absent from four or more consecutive regular meetings of the board. (ORS 777.135).

2. Filling

The Commission must fill the vacant Commission positions in accordance with ORS 198.320. (ORS 777.135).

3. Term

The appointed individual will fill the vacancy until the next available regular district election at which time the voters will fill the position. (ORS 198.320(2))

Section 5. Powers and Duties

A. Strategic Business Planning

The Commission shall update its strategic business plan (SBP) no later than every ten years or as required by State Law and use this plan as its guiding document in the development and direction of the Port's mission, vision and goals. The Commission should annually review components and goals stated within the SBP. (OAR 123-025-0005, et seq.).

B. Membership Liaisons

The Commission will annually review organizational memberships and assign liaisons to represent the Port's interests to and participation in those organizations.

C. Appointment/Removal of Executive Director

1. The Commission confers chief executive authority to the Executive Director. Specific duties of the office will be created and amended by motion or resolution.

2. The majority of the full Commission (quorum) is solely responsible for the appointment and removal of the Executive Director.

3. The Executive Director is responsible to the Port Commission.

4. When the Executive Director is temporarily unable to act as Executive Director or when the office of Executive Director becomes vacant, the Commission may appoint an Executive Director pro tem. The Executive Director pro tem has the authority and duties of Executive Director, except that a pro tem Executive Director may appoint or remove employees only with Commission approval.

D. Approve all Contracts and Agreements
Typically, the Executive Director will be authorized to sign on behalf of the Port, or the President in the absence of the Executive Director.

E. Access to Attorney; other consultants
The President, Executive Director and/or their designee may request any legal, financial or insurance advice that may be needed in dealing with matters pertaining to the welfare of the Port. A quorum of the Commission may request information from Port consultants during any public meeting.

F. Direct Use and Disposal of Real Estate and Property
The Port has real estate holdings that are important strategic assets for the Port and the region. Therefore, the Port engages in acquisition, disposition and leasing of real property on a regular basis. The Commission will adopt procedures for management of public property by motion or resolution.

Section 6. Commissioner Orientation

A. Cooperation with Commission Candidates
The Commission, through its Executive Director, will cooperate impartially with candidates for the Commission and provide them with information about policies, administrative regulations and other aspects of the operation of the Port.

B. Orienting New Commissioners
The Commission and its Executive Director will assist each new member-elect and appointee to understand the Commission's functions, policies, and procedures before he/she takes office. The following methods will be employed:

1. New Commissioners will be invited to attend and participate as a member of the audience in public Commission meetings prior to being sworn in.

2. New Commissioners will be invited to meet with the Executive Director to discuss services provided by the Port.

3. The Executive Director will provide material pertinent to Port meetings and respond to questions regarding such material upon request.

4. The Executive Director will provide each new Commissioner with access to:

a. A current copy of the Port's Policy and Procedure Manual, and active ordinances and resolutions affecting Port business and operations.

b. A copy of the Port's most recent Strategic Business Plan including Mission, Vision and Goals.

c. A copy of the Attorney General's "Public Records and Meetings Manual."

d. A list of all Port Management personnel by position and the Executive Director's employment contract.

e. Copies of the minutes of all Commission meetings, except for executive sessions, for the preceding twelve (12) months.

f. Copies of the Port's current and previous fiscal year budgets and financial audits.

g. Copies of the Port's insurance policies upon request.

h. Copies of all such documents as the Port's attorney may recommend with respect to any pending claims or lawsuits upon request.

i. Such other materials as the Commission may direct or the Executive Director deems appropriate.

Section 7. Reimbursements of Expenses

A. Commissioner Compensation, Travel Reimbursement
Commissioners will be reimbursed for their actual and reasonable travel and other expenses incurred in the performance of official Port duties, as funds are available through the budget process following the same procedures as identified in the Port's Policies and applicable state law.

Section 8. Bonding and Insurance

The Port Commission will purchase a bond or other surety that addresses the fiduciary responsibility set forth in ORS 198.220 and the Port will pay the premium.

Section 9. Political Activities

The Port Commission may publicly discuss and advocate for a political position and may perform campaign activity at any time. The Commission is, however, prohibited from using any public employee's work time or other public resources to do so. Public funds may be used to inform the public regarding measures, provided the materials are informational only and do not advocate a position. (ORS 260.432).

Section 10. Public Contracting

All purchases of goods and services, and all construction projects of the Port, are subject to Oregon's public contracting laws. (ORS 279A, 279B, 279C). Contracts are subject to competitive bidding requirements, which are established by statute, administrative rule and by local resolution adopted by the Board of Commissioners acting as the Port's local contract review board.

Section 11. Public Records

The Port Commission must adopt a Public Records resolution in accordance with ORS 192.324.

PART III. DUTIES OF COMMISSION OFFICERS

Section 12. Duties of the President

A. The President of the Commission will preside at meetings of the Board of Commissioners.

B. The President will have the same right as other members of the Commission to discuss and to vote on questions before the Commission.

Section 13. Duties of the Vice President

A. The Vice President of the Commission will, in the President's absence, or during any disability of the President, have the powers and duties of the President of the Commission as prescribed in this Part.

B. The Vice President will have such other powers and duties as a majority of the Commission may from time to time determine.

Section 14. Duties of the Secretary/Treasurer

A. The Secretary/Treasurer will attest the signature of the President on all officially approved documents.

B. The Secretary/Treasurer shall meet annually with the Port's auditor.

Section 15. Duties of Commissioners Generally

A. All Commissioners are eligible to sign checks. Public officials, however, are prohibited from signing checks paid to themselves, their relatives or businesses with which the official or their relatives are associated.

B. All Commissioners will have such other powers and duties as a majority of the Commission may from time to time determine.

Section 16. Election of Officers

At the first regular meeting of January, the Commission will elect a President, Vice President and Secretary/Treasurer.

A. Process:

1. A Quorum of Commissioners must be in attendance before an officer may be elected.

2. A Commissioner may be elected as an officer upon receiving a nomination, a second and a vote of the majority in attendance. A Commissioner may not nominate or second their own nomination but may vote on the nomination.

3. If the nominated Commissioner does not receive a majority, the sitting Commission President will continue asking for nominations until the office is filled. If an office is unable to be filled, the sitting office holder will remain in the position (the office may become vacant if the most recent office holder is not available) until the next scheduled meeting. The business item will then be placed on the next agenda.

4. In the event of death or inability to serve, the Board must elect the successor at the next regular meeting.

5. In case of emergency, other processes may be used to appoint officers.

B. The one-year term of office is from January 1 until December 31 of the current year.

PART IV. ETHICS AND CONFLICTS OF INTEREST

Section 17. Public Officials

Elected officials are public officials for purposes of Oregon's Ethics Laws. (ORS 244.020(15)).

Section 18. Prohibitions Regardless of Disclosure

Under the Oregon Code of Ethics (ORS 244.040), the following are prohibited regardless of disclosure:

A. Use of or an attempt to use official position or office to obtain financial gain or to avoid financial detriment for the public official, a relative or member of the household of the public official, or any business with which the public official or relative or member of the household of the public official is associated, if the financial gain or avoidance of financial detriment would not otherwise be available but for the public official's holding of the official position or office.

B. Use of confidential information to attempt to further the personal gain of the public official, a relative or household member of the public official, or any business with which the public official, a relative or household member is associated;

C. Solicit or receive, either directly or indirectly, a pledge or promise of future employment based on any understanding that the vote, official action, or judgment of the public official would be influenced by the pledge or promise;

D. Receipt of gifts over $50 in a calendar year received by a public official, relative or member of their household from anyone who has a legislative or administrative interest in the business of the district (ORS 244.025);

E. A public official may not participate in any interview, discussion or debate regarding the appointment, employment, promotion, discharge, firing, or demotion of a relative as defined by ORS 244.020(16); or

F. A person may not, for two years after they cease to hold a public official position, have a direct beneficial interest in a public contract that was authorized by:

1. The person acting in the capacity of a public official; or

2. The person participating as a member of the commission authorizing authorized the contract. (ORS 244.047).

Section 19. Nepotism

Commissioners cannot participate in any personnel action taken by the Port that would impact the employment of a relative or member of the Commissioner's household. (ORS 244.177). The Commission is prohibited from hiring an applicant for the position of Executive Director if a member of the Commission is related to the applicant. The Commission should avoid appointing a Commissioner to fill a vacancy who is related to the Executive Director.

Section 20. Financial Disclosure

Commissioners are required to file Statements of Economic Interest (SEI) annually (ORS 244.050(s)).

Section 21. Conflicts of Interest

There are two types of Conflicts of Interest: potential and actual. There are also exceptions to these rules.

A. Potential Conflict of Interest

A potential conflict of interest is any official action of a public official that could result in private pecuniary benefit (money or something of economic value) or avoidance of detriment (relief from financial obligation or loss) to the person or the person's relative or any business with which the person or the person's relative is associated. When a Commissioner becomes aware that he or she has the opportunity to participate in an action either individually or as part of the Commission that has the potential to result in a personal pecuniary benefit to himself or one of his relatives or a business with which he or one of his relatives is associated, then the Commissioner must publicly disclose the nature of the conflict of interest. After publicly announcing the potential conflict of interest at the meeting where the matter giving rise to the conflict is being discussed or acted upon, the Commissioner may participate in the discussion and vote on that matter. The disclosure must be recorded in the meeting minutes. A Commissioner must announce a conflict of interest on each occasion when the matter giving rise to the conflict of interest is discussed or debated.

B. Actual Conflict of Interest

An actual conflict of interest is any official action of a public official that will result in private pecuniary benefit or avoidance of a cost for the person or the person's relative or any business with which the person or the person's relative is associated. As with potential conflicts of interests, the Commissioner must publicly disclose the nature of the conflict of interest at the meeting where the matter giving rise to the conflict is being discussed or acted upon. The disclosure must be recorded in the meeting minutes. When facing an actual conflict of interest, the Commissioner must refrain from participating in any official action on the matter, including any discussion or vote. However, a Commissioner may participate in official actions when allowed by ORS 244.120(2)(b)(B). A Commissioner must announce an actual conflict of interest on each occasion when the matter giving rise to the conflict of interest is discussed or debated.

C. Exceptions to Conflicts of Interest'
The conflict of interest requirements do not apply when the pecuniary benefit or detriment will affect to the same degree a class of entities or individuals that includes a Commissioner, a relative of a Commissioner, or a business with which the Commissioner or a relative of the Commission is engaged, is a member of, or is associated. The Commissioner is to contact the Oregon Government Ethics Commission to determine whether the class exemption exists in that particular situation.

PART V. COMMISSION MEETINGS

Section 22. Preparation for Meetings

A. Preparation of Agenda
The Executive Director and staff will draft the agenda. Any Commissioner may submit a request to the President or Executive Director for an item to be added to the agenda.

B. Distribution of Materials to Commissioners
The agenda, updated financial reports and other materials related to Commission business will be given to each Commissioner at least five (5) days prior to any regularly scheduled Commission meeting for review.

C. Distribution of Agenda to the Public
The proposed Agenda will be distributed via email to all Port offices and other facilities, local and other news media, and posted at the required locations convenient for review by Port personnel and the public.

Section 23. Order of Business
The Order of Business may be modified from time to time at the discretion of the President, as necessary. The following order will be generally observed:

A. Consent Items

1. The purpose of the consent items is to expedite regular Commission meetings by grouping routine or uncontested items of business so that they may be approved by a single motion. The consent items may include any or all of the matters on the regular agenda. The Commission, by consensus, may add any item of business on the regular agenda to the consent items. Any Commissioner may remove any item from the proposed consent items for consideration during Action Items. A vote in favor of or opposition to the consent items is considered to be a vote on each of the individual items.

2. Consent items may not include action items related to Ordinance adoption.

Section 24. Notice and Location of Meetings

A. Application
This policy applies to all meetings of the Board of Commissioners, and to any

meetings of committees or advisory groups appointed by the Commission if such committees or advisory groups normally have a quorum requirement, take votes, and form recommendations as a body for presentation to the Commission.

B. Location of Meetings

All meetings must be held within the geographic boundaries of the Port District, except for training sessions held without any deliberative action. No meeting may be held in any place where discrimination on the basis of race, creed, color, sex, age, national origin or disability is practiced. All meetings must be held in ADA compliant facilities.

C. Meetings Held by Telephone or E-Mail

The Commission must refrain from e-mail exchanges or conference calls between a quorum of the Commission that may trigger public meeting rules. A series of one-on-one conversations between members of the Commission with the intent to discuss a vote or the outcome of a vote (a "serial" or "shuttle" meeting) could be considered an improperly noticed meeting and should be avoided.

D. Regular Meetings

Regular meetings of the Commission will be held monthly on the second Wednesday of each month. Such meetings will be held at the Port of Morrow's Riverfront Administration Building in the upstairs Commission Board Room at 1:30 p.m., or at such other location or time as designated by the Port Commission.

E. Special Meetings

The Commission may hold special meetings at the request of the Port Commission or Executive Director if a quorum is available.

F. Work Sessions

Work sessions may be called by the Port Commission or the Executive Director. Notices of work sessions will be given, and minutes taken the same as with special meetings. Work sessions may be held for the purpose of discussing port business that requires more time and exploration than a regular meeting would allow. Final decisions may not be made at a work session. However, a work session may be held in conjunction with a regular or special meeting where a final decision may be made.

G. Emergency Meetings

Emergency meetings of the Commission may be held upon a call of the Port Commission or Executive Director and require as much notice as possible under the circumstances. The minutes of the meetings must reflect the reason for the emergency meeting and explain why less than 24 hours' notice was given. Only such matters that pertain to the emergency may be discussed at such a meeting. Final action may be taken at an emergency meeting.

H. Executive Sessions

The Port Commission or the Executive Director may call an executive session, as long as a quorum is present. Only commissioners and persons specifically invited by a majority of the commission will be allowed to attend executive sessions. Any person present may not disclose any matter discussed during executive sessions. except as permitted by law. Public notice must be given in the same manner as for regular, special and emergency meetings, except that the notice need only indicate the general subject matter to be considered by citing the statutory basis for calling the executive session. The commission may not take any votes nor make any final decisions while in an executive session. (ORS 192.660(6)).

I. Notice of Meetings

1. The proposed Agenda will be distributed to all Port Commissioners and local and other news media within the time period required by law.

2. Notice of the time, place, and principal subjects to be considered will be given for all meetings. For regular meetings, the notice will be in the form of an agenda, which will be given to all Commissioners, local media, and to all persons or other media representatives having requested notice in writing of every meeting.

3. The agenda will be posted on the Port's website within the time period required by law.

4. E-mailed notice will also be sent to any persons whom the Port knows may have a special interest in a particular action. For special meetings, notices will be issued, or phone calls made to local media; and interested persons. For emergency meetings, the Port will attempt to contact local media and other interested persons by email or telephone to inform them of the meeting. The Port will distribute Agendas and Notices via e-mail and the Port's website.

J. Social Gatherings, Public Functions and Training

Gatherings or other functions in which the purpose is not to discuss business items or to receive background information on a potential future business item are not covered by Public Meeting Law. However, Commissioners should be warned that if during the gathering a quorum of the Commission were to deliberate on a matter that would lead to a violation.

Section 25. Quorum

Three members constitute a quorum of the Commission.

Section 26. Roster

The Port of Morrow staff is to request that all members of the public sign a public roster indicating affiliations. The roster will become part of the public record.

Section 27. Minutes of Meetings

A. Minutes of Public Sessions

The Commission must keep and approve written minutes of all its meetings in accordance with the requirements of ORS 192.650. Minutes will be signed by the Presiding Officer and the Executive Director and codified within a book intended for such purpose. Minutes of public meetings must include at least the following information:

1. All members of the Commission present;
2. All motions, proposals, resolutions, orders, ordinances and measures
3. proposed and their disposition;

4. Results of all votes, including the vote of each member by name unless unanimous;

5. The substance of any discussion on any matter; and

6. A reference to any document discussed at the meeting.

B. Minutes of Executive Sessions
Minutes of executive sessions must be kept separately from minutes of public meetings. Minutes of executive sessions may be kept either in writing, in the same manner as minutes of public sessions, or by audio or video recording. If minutes of an executive session are kept by recording, written minutes are not required, unless otherwise provided by law. (ORS 192.650(2)).

C. Disclosure of Executive Session Matters
If disclosure of material in the executive session minutes would be inconsistent with the purpose for which the executive session was held, the material may be withheld from disclosure. No executive session minutes may be disclosed without prior authorization of the Commission or per legal counsel. (ORS 192.650(2)).

D. Amendments to Minutes
Additions and corrections to minutes must be identified in the minutes of the meeting in which the additions and corrections were approved.

E. Retention
Officially approved minutes, resolutions, ordinances, and a meeting packet will be retained indefinitely as part of the public record. (OAR 166-150-0005).

F. Availability to the Public
Approved minutes of public meetings will be made available to the public following Commission approval at the next regular commission meeting. Every attempt will be made to post minutes to the Port's website to increase public access. (ORS 192.650(1)).

PART VI: RULES OF ORDER

Section 28. Statement of Conflict of Interest/Ex Parte Contact
If a Commissioner has a question as to whether he or she has a conflict of interest on a matter coming before the Commission, he or she should contact Port Counsel for further analysis. If a Commissioner has a potential conflict of interest, then prior to taking any action thereon, he or she shall publicly announce the nature of the potential conflict. If a Commissioner has an actual conflict of interest, then he or she must publicly announce the nature of the conflict and recuse himself or herself from any discussion, debate or vote on the matter. (ORS 244.120). Any disclosure of a potential or actual conflict of interest shall be recorded in the meeting minutes. (ORS 244.130). In the event any member of the Commission has had any ex parte contact requiring disclosure under applicable law regarding a matter, the member shall identify the contact and the substance of the contact prior to participating in any vote on the matter.

Section 29. Forms of Action
A motion is a procedural device to place a matter before the Commission for consideration

and action. Each form of action listed below (except consensus) must be initiated by motion and be recorded in the official minutes kept for such purpose.

A. Ordinances
Ordinances have the force of law. They are generally used to enact rules and regulations that apply to residents or customers of the Port and can be enforced by the Commission or by local law enforcement personnel. Adoption of ordinances is subject to statutory adoption procedures found in ORS 198.510 to 198.600. Except under emergency provisions, ordinances must be available for the public to comment on in two consecutive meetings. Ordinances are to be numbered consecutively by year, signed by the President, attested by the Secretary-Treasurer, codified within a book intended for such purpose.

B. Resolutions
Resolutions are used to establish policy, express a position of the Commission (often associated with a grant or agreement), form committees, incur debt, create rules and policies required by ordinance, set fees, and create the budget. Resolutions may be passed at a single meeting. Resolutions are to be numbered consecutively by year, signed by the President, attested by the Secretary-Treasurer and codified within a book intended for such purpose.

C. Routine Decisions
Routine decisions, decisions of an administrative nature, and other procedural matters may be decided by a simple vote of the Commissioners, which is recorded in the minutes.

D. Consensus
Minor questions of clarification, interpretation, implementation, or procedure may be determined by a consensus of the Commission without motion. Consensus shall be used sparingly and not for determining business matters in front of the Commission.

Section 30. Motions

A. The Presiding Officer will entertain motions from the Commission, though the Presiding Officer may ask for a staff report in advance to suggest a recommended motion along with background material.

B. If a motion does not receive a second, then the issue is not considered. The Presiding Officer must allow an opportunity for the motion to be rephrased or otherwise discussed before moving on to the next business item.

C. If during discussion, the originator of the motion and the Commissioner seconding it agree, a friendly amendment may be moved forward.

Section 31. Voting

A. Votes Made Public
Upon conclusion of discussion or when the previous question has been called for, the President will ask for Commissioners votes. After a vote has been taken, the presiding officer will announce the results of the vote. Modifications to this policy

are allowed, but all individual votes must be made public and entered into the minutes.

B. Voting Required
When the vote has been called for, every present Commissioner has a duty to indicate his or her vote, unless the Commissioner has recused himself or herself due to an actual conflict of interest... No Commissioner may vote by proxy.

C. Minimum Votes Required
The passage of any motion will require the affirmative vote of at least a quorum of the whole Commission, unless otherwise specifically provided by State law.

Section 32. Recess
The Presiding Officer may call a recess of a meeting for a specified time whenever it appears, in the opinion of the Presiding Officer that a meeting will be unusually long or that a recess would be beneficial for other reasons. A recess may be called during debate or at any other time during the meeting.

Section 33. Adjournment

The meeting may be adjourned by decision of the President, a majority vote of the Commission, or because of the loss of a quorum. The time of adjournment is to be announced and recorded in the minutes.

PART VII. ADMINISTRATIVE PROVISIONS

Section 34. Amendment
These bylaws may be amended by resolution.

Section 35. Codify
Staff is directed to organize these bylaws and potential future amendments to these bylaws into a generally accepted professional format for public use and viewing.

Section 36. Repeal
Previously adopted policies that conflict with these bylaws are hereby repealed.

RESOLUTION 2023-01

A RESOLUTION OF THE PORT OF MORROW BOARD OF COMMISSIONERS ADOPTING THE AMENDED AND RESTATED PORT OF MORROW BYLAWS

WHEREAS, the Port of Morrow ("Port") is a municipal corporation engaged in the development of business activities; and

WHEREAS, the Port Commission last adopted bylaws on March 30, 1961; and

WHEREAS, the Amended and Restated Bylaws have been reviewed and accepted by the Port's general counsel; and

WHEREAS, the Port Commission has been presented with the proposed Amended and Restated Bylaws attached hereto for review.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Commission herby adopts the Amended and Restated Port of Morrow Bylaws.

2. That the Amended and Restated Port of Morrow Bylaws shall supersede the previous Bylaws adopted on March 30, 1961.

APPROVED AND ADOPTED on February 8, 2023.

Joe Taylor

Joe Taylor, Commission President

ATTEST: R. A.

Rick Stokoe, Commission Secretary

Port of Morrow Commission Meeting 5-6-26

Port of Morrow Warehousing Monthly Report: April 2026

# of Employees	61	
Starting Tonnage	68,314,517	
Ending Tonnage	67,596,856	
# of Pallets in Storage	38,627	
Inbound Trucks	859	Year to date: 2730
Outbound Trucks	640	Year to date: 2755
Outbound Rail	52	Year to date:178
Shipment Accuracy	99.80%	
# of OB Trucks Turned on Time	99.42%	
# of IB Trucks Turned on Time	99.3%	
# of Loss Time Injuries	**0**	

Notes:

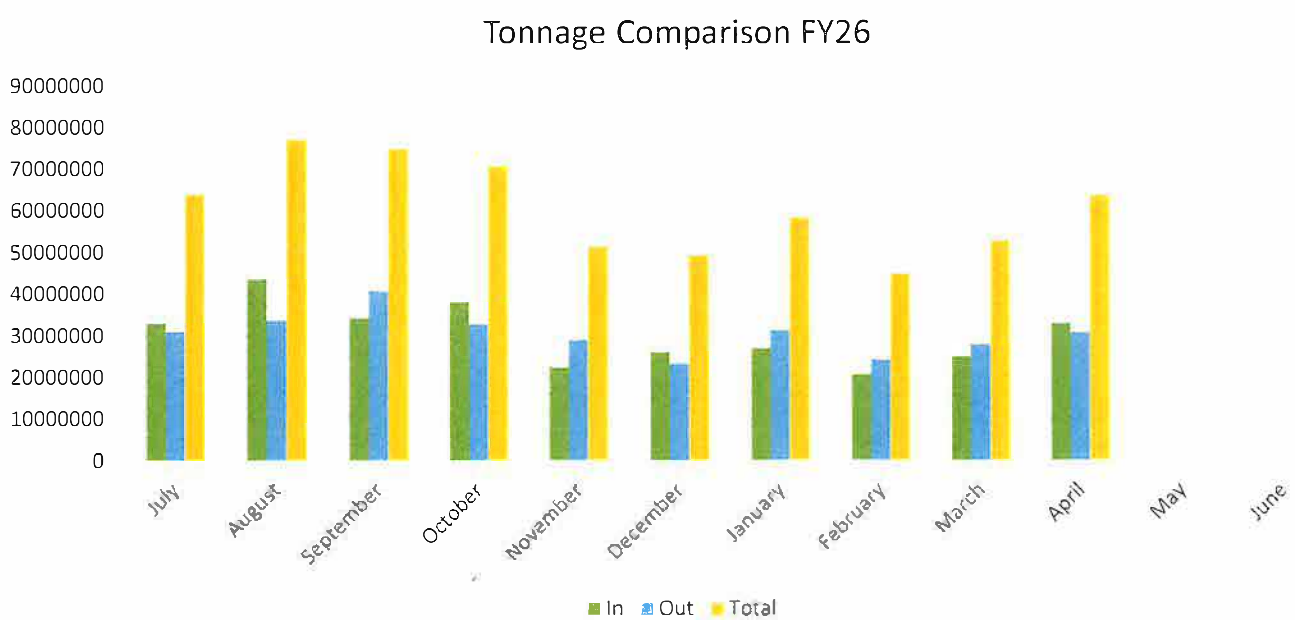
For April the warehouse handled 63.7 mil lbs. Down 11.5 million lbs. YOY

EOM Tonnage 67.5 mil. down 3.2 million lbs. YOY

Cooler is at 24.5 mil. Lbs. - Capacity 91% 9,056 pallets filled.

Dry Storage 92% capacity. 2,483 pallet position filled.
Working on Productivity tool for the warehouse. Working with our Warehouse Management Systems IT on this project.

Training employees - working on getting employees to the next skill level during this slower time.
April 15th -16th - Eastern Oregon Workforce Board- Jeff, Bobby, Bob, Jess and Marcine.
April 15th Regional HR Training - Marcine, Jess & Jeff
Supervisors and Lead finished up there Microsoft Word and Excel Training thorugh
Started working on rate increases with LW for this next fiscal year.



SAGE CENTER & EVENT CENTER BOARDMAN, OR

Commission Report for April 2026 - *TOTAL Count: 3,511*

April General Summary

The SAGE Center served **3,511 visitors** this period, including strong engagement across the Event Center, museum, educational visits, and AWS Think Big Space programming. Marketing efforts drove a **33.3% increase in social media engagement**, supported by ongoing digital, radio, and local advertising. Key exhibit updates were completed, including Boardman Foods, OFI, and Tillamook, while additional improvements such as the POM Map Wall, Community Room redesign, and updated signage remain in progress. Operationally, the **SAGE On The Go** program advanced with the purchase of a Ford Transit van and is now moving into the wrap design phase, alongside continued exhibit development outreach and the creation of a new membership program. Exhibitor engagement remains active with renewed and prospective agreements, and the Event Center continues to perform well with **64 events year-to-date**, hosting approximately **5,973 guests**.

Facility Usage- 3,511

- **Event Center:** 1,971 guests
- **Educational Visits:** 94 students
- **Museum Visitors:** 1163 Guests (694 SAGE tours | 469 Tesla/Welcome Center)
- **AWS TBS Classroom:** 243 students/educators
- **SAGE Events:** 40 (Science Friday)

Marketing & Outreach-

- Scheduled posts on platforms such as Facebook, Instagram & LinkedIn. Social media engagement has shown an increase of 33.3%!
- Monthly email newsletter featuring upcoming events, recaps and news.
- Radio advertisements on 103.5 K Wheat
- Cart advertising at Harvest Town Foods

Exhibit/Facility Updates:

- **POM Map Wall**
    - This projected is expected to be completed by May 30th.
- **Boardman Foods / OFI Exhibit**
    - These exhibits have been installed and are fully operational.
- **Photo Op**
    - We are receiving concepts for a refresh of our photo op design further branding the SAGE Center.
- **Community Room**
    - Amazon is reaching out to Creative Hut to receive a design concept that meets the educational/workforce needs of the room.
- **Outdoor LED Sign** (exterior of building)
    - We are in the decision-making process of repairing or replacing this sign due to unusable panels.
- **Event Center Sign** (Outdoor)
    - Erika and I are working to create a design for the event center outdoor sign.
- **Tillamook Exhibit**
    - This exhibit has been installed and is fully operational.
- **Key Ingredient Theater**
    - We are in the process of coordinating with the Morrow County School District and industry partners to remake these videos.

Operations Updates

- **SAGE On The Go** (outreach to schools)
    - Through grant funding and donations, we were able to purchase a ford transit van for outreach. We are now in the design process for the wrap.
- **Exhibit Design Outreach**
    - Angel has reached out to companies who provide exhibit design and installation service in our region. 2 companies have scheduled site visits.
- **Museum Memberships**
    - In an effort to further increase local participation and revenue streams we are developing a membership program with plans to for a soft launch during our open house.

- **Exhibitor Agreements**
  - Currently reconciling exhibitor past payments and looking to increase total agreements.
  - Meeting with potential new exhibitors.
  - Umatilla Electric Cooperative has renewed their exhibitor agreement.
- **Event Center**
  - We are showing consistent positive feedback and event ratings.
  - Year to Date: 64 events/meetings held, hosted approximately 5,973 people thus far.

If you have any questions or concerns regarding this update, please feel free to contact **Angel Aguilar, SAGE Center & Event Center Manager (angel.aguilar@portofmorrow.com),** at any time. I welcome your input and will be happy to provide additional information as needed.

Communications Update – May 2026

- Social Media Posts
  - Increase reels/video created
- Website Updates
- Meeting minutes and videos
- Monitoring news sources
- Port Project Photos
- UAS Part 107 Certification (in progress)
- Monthly recurring/special ads
  - SAGE Center
  - Marker 40 Golf Club

April 2026 Facebook Analytics

ore.

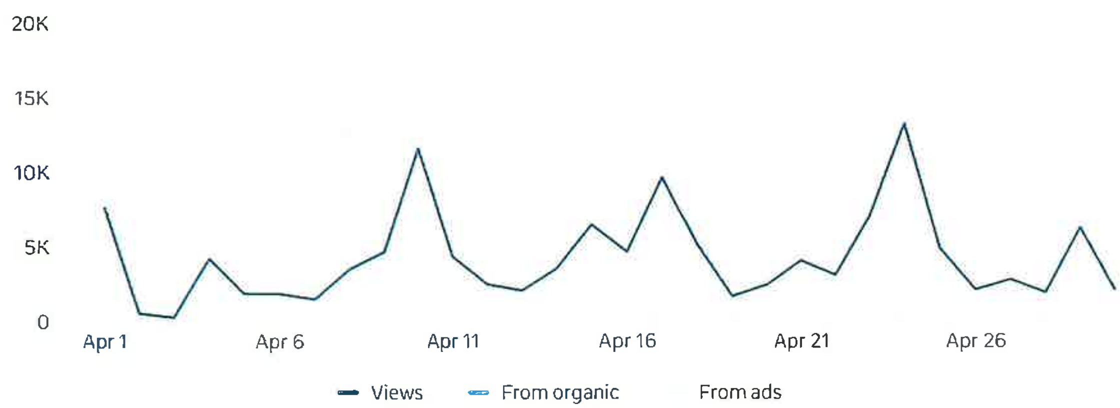
Facebook ▾ | Last month: Apr 1, 2026 – Apr 30, 2026 ▾

Content overview

Breakdown: Organic/ads ▾

All | Reels | Live | Posts | Stories

Views	3-second views	1-minute views	Content interactions	Watch time
126.9K ↑ 5.7%	3.5K ↑ 24.4%	106 ↑ 1.2K%	1.5K ↑ 26.6%	15h 48m ↑ 9.4%



Views breakdown

Apr 1 - Apr 30

Total
126,889 ↑ 5.7%

From organic
126,889 ↑ 5.7%

From ads
0 0%

Viewers
23,034 ↑ 4.9%

Top content by views

Boost content | See all content

Please join us in congratulating Angel...
Fri Apr 24, 10:00am
15.5K · 158 · 30 · 9

Meet Tony, our electrician apprentic...
Fri Apr 17, 4:00pm
15.1K · 101 · 3 · 4

We're hiring at the Port of Morrow! ...
Wed Apr 15, 3:00pm
4.7K · 15 · 1 · 8

Community Partnerships Matter!...
Thu Apr 23, 4:27pm
2.8K · 17 · 0 · 14

We were excited to partner with Debbie...
Mon Apr 20, 5:42pm
2.4K · 20 · 1 · 2

The Port sits at a s
Thu Apr 16,
2.1K · 0

Performance

April 6, 2026 - May 3, 2026

Customize view: Business

Views

Views

117.2K ↑ 33.4%

From followers **20.8%** ↓ 7.4%

From non-followers **79.2%** ↑ 2.2%

Viewers **21,670** ↑ 12.7%

Interactions

Content interactions

1.3K ↑ 28%

From followers **592** ↑ 23.3%

From non-followers **684** ↑ 32.3%

Visits

Facebook visits

1.8K ↑ 14.3%

Follows

Follows

32 ↓ 5.9%

Unfollows **2** ↓ 71.4%

Net follows **30** ↑ 11.1%

All content

Create post

Posts and stories | Media type | Filter | Search by ID or caption | Columns

Title			Views ↓	Viewers	Likes and reactions	Shares	Link clicks	Interactions
Please join us in congratulating Angel on hi... Photo • Port of Morrow	Boost	···	15,472	7,994	158	9	--	198
Meet Tony, our electrician apprentice! Tony... Photo • Port of Morrow	Boost	···	15,115	8,222	101	4	--	108
We're hiring at the Port of Morrow! ... Multi media • Port of Morrow	Boost	···	4,662	2,402	15	8	43	24
¡Queda una sesión! Nuestra capacitación d... Reel • Port of Morrow	Boost	···	3,427	2,647	16	3	--	21
Community Partnerships Matter! We're... Multi media • Port of Morrow	Boost	···	2,761	1,537	17	14	--	30
We were excited to partner with Debbie Ra... Multi media • Port of Morrow	Boost	···	2,361	1,376	20	2	--	23
The Port of Morrow sits at a strategic cross... Reel • Port of Morrow	Boost	···	2,075	1,742	13	2	--	16
We're hiring! The Port of Morrow has an... Photo • Port of Morrow	Boost	···	2,017	1,071	12	17	9	26
Did you know the Port of Morrow sup... Reel • Crossposted • Port	Boost	···	1,944	1,372	14	1	0	15

Audience

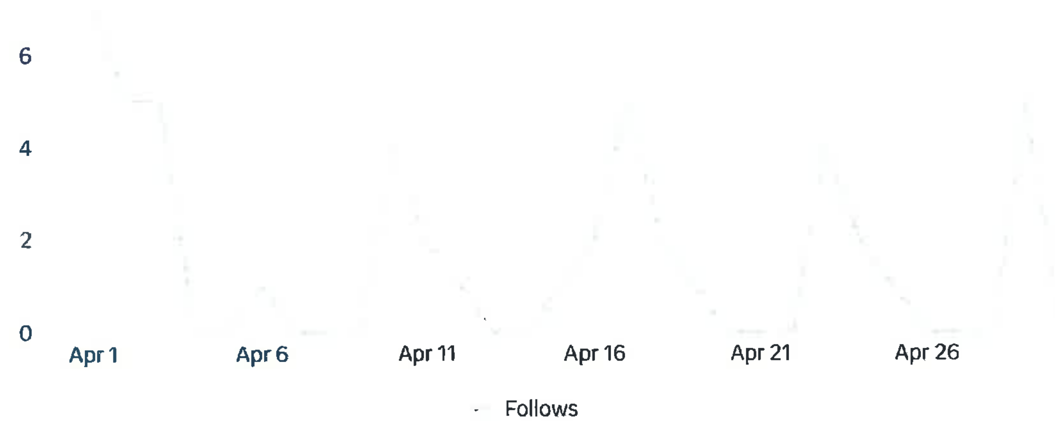
Demographics | **Trends** | Potential audience

Follows 48 ↑ 14.3%

Returning viewers 0 0%

Engaged followers 0 0%

Based on last 28 days



Followers breakdown

Apr 1, 2026 - Apr 30, 2026

Unfollows

4 ↓ 42.9%

Net follows

44 ↑ 25.7%

Followers

Lifetime

1,664

Total followers at the end of April: 1,620

Marker 40 Golf Club

2026	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Rounds of Golf	93	161	478	697									1429
Members	83	109	233	231									656
POM Employee	15	38	50	60									163
Total Rounds	**191**	**308**	761	988									2248
Cart Rental	46	91	290	381									808

	2025	2024	2023	2022	2021
Rounds of Golf	5336	4594	3348	3362	3501
Members	3445	2541	2582	2525	2387
POM Employee	738	399	369	408	462
Total Rounds	9519	7534	6299	6295	6589
Cart Rentals	3470	2908	2557	1808	2279

Total Memberships 2026

Memberships	Single	Couple/Family	Associate	Junior	Returning	POM Add on
2026	5	11	2		28	2

Operations Overview: The course has remained in good condition.

Course Usage: We finished the month of April with 988 total rounds of golf, including paid green fees, POM employees, event golf and members.

Weekends and Monday – Thursday after 3pm continue to be our busiest days.

Upcoming Events: Ryan Neal Invitational hosted by the Boardman Chamber of Commerce May 8-9 has 108 golfers for their 2 days of tournament play.

Past Events: Heppner High Schools Marker 40 Invitational had 50 high school golfers. Operation Graduation Tournament had 52 golfers.

Notes:. Youth golf outreach with WRE will happen June 1-4. Youth golf during the Park and Recs Teen Summer program in July will happen July 20-22 from 9am-11am.

The team's efforts this month continue to contribute to a positive golfer experience and strong course presentation.

Maintenance Shop Update

Current and upcoming Projects:

1. All PDX sites landscape improvements.
2. New South lift station wastewater hookups.
3. PGE new water hookup installation
4. Install gravel walking paths around all fire hydrants at airport
5. East Beach Electrical installation.
6. Landscape around new Airport signs
7. New water service airport
8. Install barge pumps for Farm 6.
9. Sweep roads and pathways.
10. Field mowing
11. New water connections at airport.
12. Marker 40 beach improvements

PORT OF MORROW
WORKFORCE DEVELOPMENT

Port Commission Report for Workforce Development

May Meeting 2026

School Tours

REAL Oregon Tour- and Port Presentation

Continuing Education Classes

-Forklift Training- Completed 2 sessions with 24 participants. 1 class remaining in Spanish only on June 18th.

-LME Course completed with-34 participants

-Community Health Worker class-Ongoing 24 participants

School Connections

-Meetings and presentations planned for 2026-2027 high school internships

-Interviews scheduled for internships

Partner/Business Connections

Meeting with a variety of workforce development partners to establish relationships and gain knowledge about combined activities and plans for future partnerships. Agencies include:

-Planning meetings for NW Food Processors presentation

-Presented at the Food NW Processors Conference regarding Industrial Symbiosis at the Port of Morrow

-Meetings with Eastern Oregon Workforce Board regarding upcoming training and funding opportunities

-Meetings with Familias en Accion regarding Community Health worker class

-Planning meetings with BMCC

-Industrial Symbiosis team meetings, planning and coordination of committee work

Job Seekers/Student Engagements

-5 job seeker in-person meetings, 7 emails/messages, 11 phone calls.

-Updated monthly job opportunities website and marketing

-social media updates

-Assisted communications with monthly social media and other articles

Professional Development

-Attended the Oregon Career and Technical Education Conference

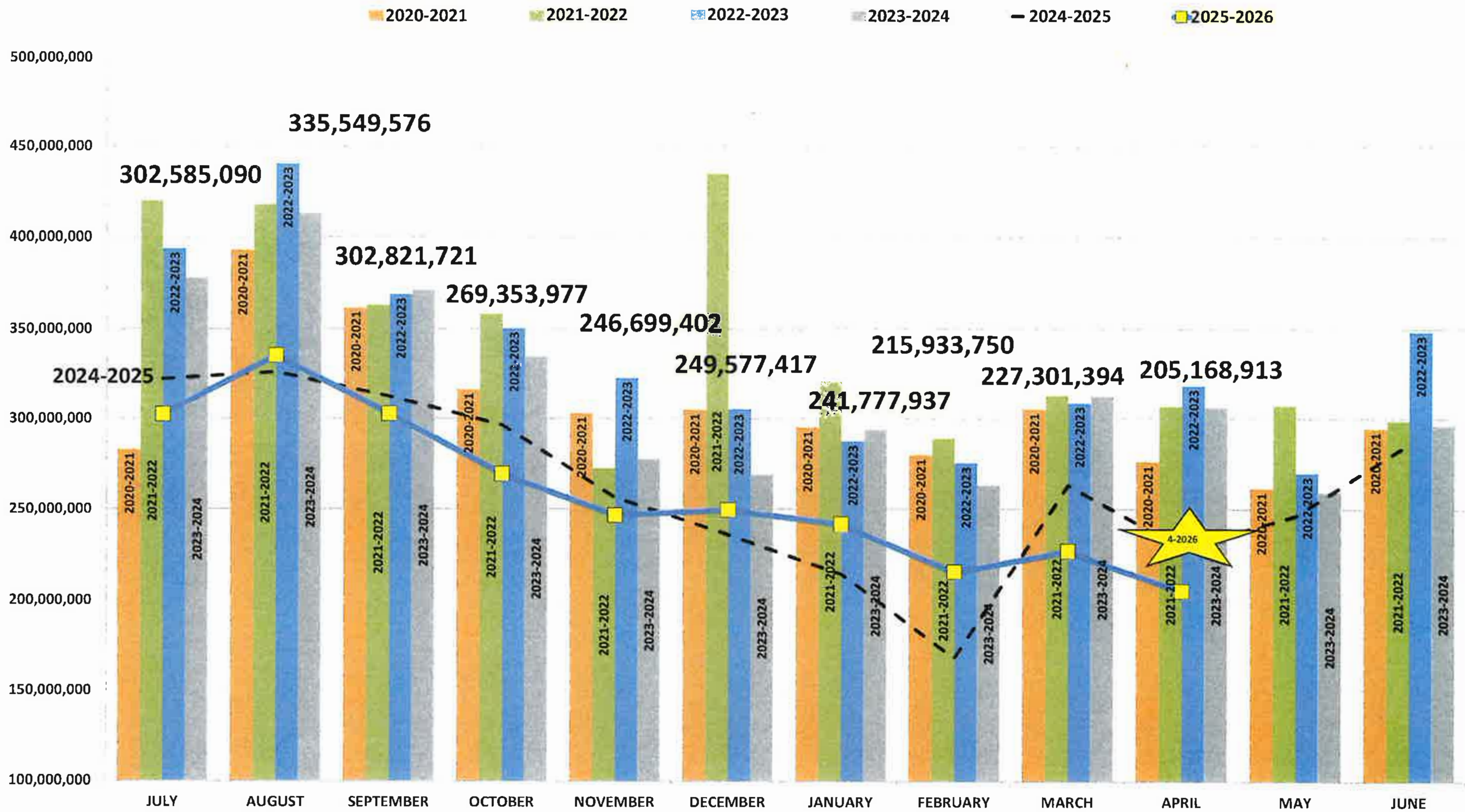
-Anna is serving on the BMCC Foundation Board of Directors, and as the scholarship committee chair

-BMCC Foundation quarterly board meeting

-Stephanie is attending the Proud River Leadership Academy (formerly Leadership Hermiston)

FRESH WATER USAGE

PORT OF MORROW



PORT OF MORROW

DISCHARGE | GALLONS

MONTH	2022-2023	% OF FRESHWATER	2023-2024	% OF FRESHWATER	2024-2025	% OF FRESHWATER	2025-2026	% OF FRESHWATER
JULY	320,257,298	81%	263,329,992	70%	227,572,720	71%	203,289,466	67%
AUGUST	338,128,584	77%	295,516,306	72%	239,290,170	73%	225,905,521	67%
SEPTEMBER	275,558,216	75%	272,338,346	73%	229,676,280	73%	206,611,075	68%
OCTOBER	271,400,534	77%	253,506,078	76%	233,118,110	79%	196,483,626	73%
NOVEMBER	262,215,440	81%	202,962,783	73%	191,010,520	75%	178,871,914	71%
DECEMBER	235,403,362	77%	192,324,105	71%	165,165,100	70%	167,227,950	67%
JANUARY	220,744,906	77%	217,266,150	74%	143,447,950	67%	172,252,439	71%
FEBRUARY	214,323,805	78%	191,415,330	73%	109,689,733	65%	150,340,524	70%
MARCH	241,883,699	78%	223,890,110	72%	188,474,904	72%	191,220,646	84%
APRIL	237,228,741	74%	228,491,570	75%	177,395,970	78%	173,421,585	85%
MAY	237,609,133	88%	210,109,950	81%	185,667,167	75%		
JUNE	252,799,588	73%	230,573,430	78%	203,241,012	71%		
TOTAL	**3,107,553,306**		**2,781,724,150**		**2,293,749,637**		**1,865,624,746**	
% Comparison to Prior Year			89.51%		82.46%		97.94%	

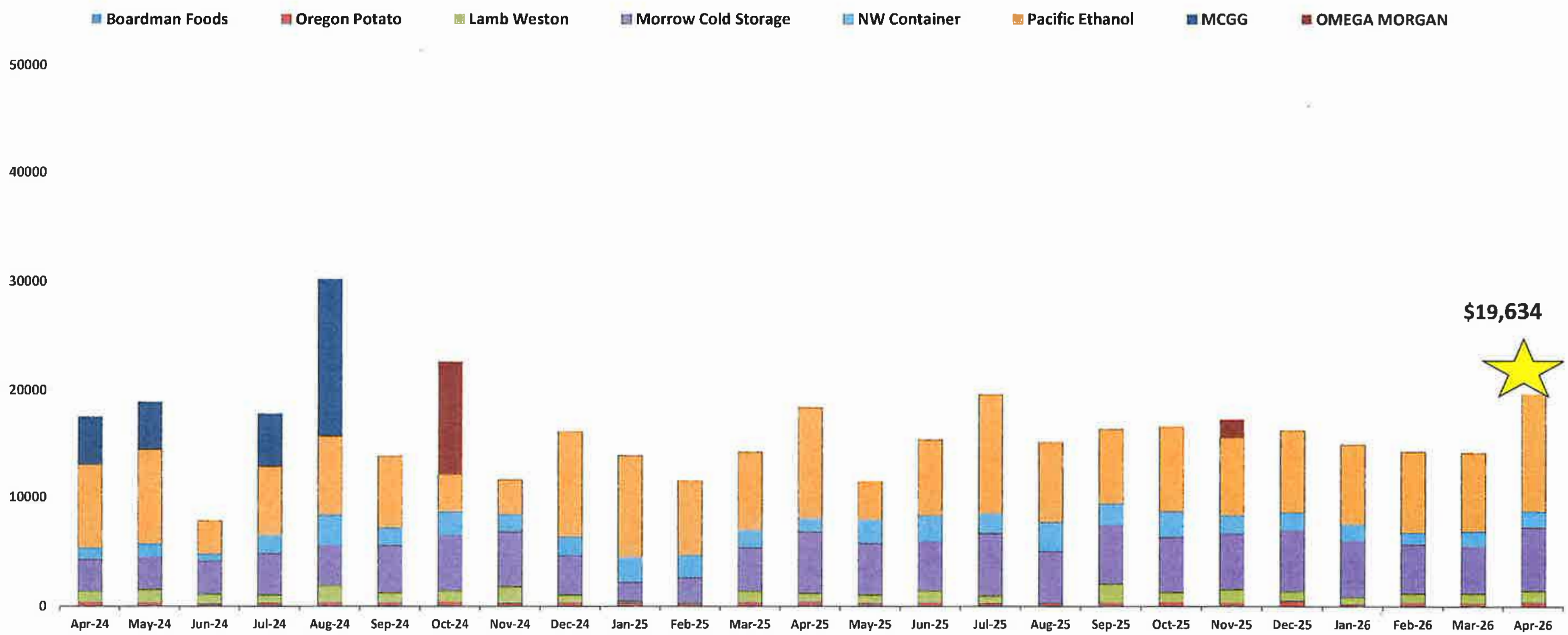
PORT OF MORROW

FRESHWATER USAGE | GALLONS

MONTH	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
JULY	377,176,782	364,996,361	282,798,613	420,156,033	394,099,327	378,296,544	322,458,735	302,585,090
AUGUST	408,700,950	394,447,003	393,308,568	418,092,877	440,610,549	413,250,789	326,234,493	335,549,576
SEPTEMBER	371,555,364	376,316,538	361,824,007	363,337,404	369,222,300	371,553,776	312,601,627	302,821,721
OCTOBER	322,276,471	329,412,865	316,338,088	358,621,863	350,597,015	335,008,670	296,490,913	269,353,977
NOVEMBER	328,108,354	340,867,947	303,106,812	272,661,760	322,925,308	277,795,184	256,372,887	246,699,402
DECEMBER	263,833,618	325,237,392	304,861,310	435,165,524	305,451,594	269,232,266	236,214,824	249,577,417
JANUARY	327,697,612	313,780,888	295,170,832	320,528,880	287,611,055	294,225,537	214,740,475	241,777,937
FEBRUARY	279,727,769	268,354,892	279,800,684	289,225,101	275,594,810	263,544,967	168,166,879	215,933,750
MARCH	343,631,014	340,085,377	305,167,862	313,115,041	308,887,380	312,744,328	263,196,106	227,301,394
APRIL	292,554,567	284,196,934	276,225,507	307,025,023	318,554,548	306,512,421	228,653,211	205,168,913
MAY	282,013,206	281,976,127	261,617,601	307,398,660	270,102,512	259,540,515	246,478,165	
JUNE	324,088,125	205,849,813	294,769,136	299,098,094	348,642,687	296,454,620	286,126,330	
TOTAL	**3,921,363,832**	**3,825,522,137**	**3,674,989,020**	**4,104,426,260**	**3,992,299,085**	**3,778,159,617**	**3,157,734,644**	**2,596,769,176**
% Comparison to Prior Year		97.56%	96.07%	111.69%	97.27%	94.64%	83.58%	98.92%

RAIL TARIFF REVENUE

PORT OF MORROW



May 2026 Report

Events and Programs

Ryan Neal Invitational Golf Tournament – May 8 & 9, 2026

Sponsorships have been finalized and registration is now closed for the Ryan Neal Invitational (RNI), reflecting another strong year of community and regional support. This premier two-day event will host 30 teams in a four-person scramble format, bringing together local businesses, community members, and partners in support of a meaningful cause. Net proceeds from the tournament will directly benefit Riverside High School senior scholarships, reinforcing the Chamber's commitment to investing in local students and workforce development.

Participants can expect a fun day on the course, with team captains receiving detailed event information in advance, including schedules, event logistics. Additional games and challenges—such as the Yellow Ball, Insurance Hole, and Hole-in-One Challenge—will be available for purchase both prior to arrival and on the day of the event, creating added excitement while generating additional scholarship funding.

Raffle tickets will also be available throughout the tournament, offering participants the opportunity to win from a wide variety of baskets generously donated by local businesses.

2nd Quarter Chamber Luncheon – June 17, 2026

The Boardman Chamber of Commerce is pleased to host our 2nd Quarter Luncheon on June 17 from 12:00 p.m. to 1:30 p.m. at the SAGE Event Center, proudly presented by Title Sponsor Threemile Canyon Farms. This quarterly gathering provides an opportunity for business leaders, community partners, and stakeholders to connect, share updates, and stay engaged in the continued growth of our region.

We are excited to welcome Umatilla Electric Cooperative (UEC) as our featured guest speaker, who will provide insights on regional energy initiatives, infrastructure, and future planning that support economic development. In addition, the Riverside FFA Chapter will be joining us to highlight the importance of agricultural education and showcase the next generation of industry leaders.

Registration to participate can be found on the Chamber's Event Calendar. We look forward to bringing our business and community members together for this informative and engaging luncheon.

Boardman 4th of July Celebration – July 4, 2026

As one of Boardman's largest annual events, the 4th of July Celebration is a cornerstone of our **tourism strategy**, attracting visitors from across the region.

The event features:

- A community parade
- Live entertainment and family activities
- Vendor marketplace supporting local and small businesses
- A fireworks display over the Columbia River, sponsored by MCURD

This event plays a critical role in showcasing Boardman as a destination to **Live, Work & Play**, while generating economic activity and community pride.

End of Summer Celebration – August 28, 2026

The End of Summer Celebration brings residents and visitors together for an evening of connection and appreciation. The event includes live entertainment, complimentary food and ice cream, and recognition of our first responders.

Fully sponsored by the Morrow County Unified Recreation District (MCURD), this event remains free and accessible, reinforcing Boardman's commitment to quality of life and community engagement. The evening concludes with a fireworks display over the Columbia River, further enhancing the visitor's experience.

Tourism & Community Visibility Impact

Through these events and programs, the Chamber continues to advance its mission by:

- Increasing **visibility** of Boardman as a regional destination
- Strengthening the **voice** of business through advocacy and engagement
- Delivering **value** through economic impact, tourism activity, and community investment

Signature events drive measurable outcomes including increased visitation, support for local businesses, and enhanced community identity—directly aligning with the City of Boardman's Transient Lodging Tax (TLT) investment and tourism development goals.

Upcoming Chamber Events

- RNI Golf Tournament – May 8 & 9, 2026
- 2nd Quarter Luncheon | Title Sponsor Threemile Canyon Farms – June 17, 2026
- 4th of July Celebration – July 4, 2026
- End of Summer Celebration – August 28, 2026
- 3rd Quarter Luncheon | Title Sponsor Lamb Weston – September 16, 2026
- Community Christmas Celebration – December 5, 2026
- 4th Quarter Luncheon | Title Sponsor Tillamook – December 16, 2026

For more information, please contact **Torrie Griggs, CEO,** at **541-571-2394** or email torrie@boardmanchamber.org. Visit www.boardmanchamber.org or call our office at **541-481-3014** for further details.

BOARDMAN COMMUNITY DEVELOPMENT ASSOCIATION

Major Capital & Leveraged Investments

Business Opportunity Incubator

BCDA continues to advance the approximately $6 million Business Opportunity Incubator, anchored by a secured $1.5 million U.S. Small Business Administration grant. This transformative project will provide a two-story, mixed-use facility featuring retail storefronts, executive office space, medical and service-based opportunities, and dedicated incubator suites. The project is designed to support small business development, with a focus on women-, minority-, and low-income entrepreneurs, while strengthening Boardman's local economy. Additional funding partnerships and financing tools are being pursued to complete the full project investment.

Pickleball Court Development

BCDA is progressing plans for an 8-court pickleball complex, with an estimated project investment of $600,000. Current funding includes $300,000 from MCURD and $50,000 from AWS, demonstrating strong regional partnership support. This project will serve as a valuable recreational asset, promoting community wellness, enhancing livability, and attracting visitors to Boardman.

Homebuyer Incentive Program

To address ongoing housing needs, BCDA has committed $250,000 in 2026 to continue the Homebuyer Incentive Program. This program provides $5,000 grant to qualifying homebuyers within the 97818-zip code, directly supporting workforce housing, encouraging homeownership, and contributing to long-term community stability. This program has expended over $2.5 million dollars in our community since 2016.

Annual Community Investments

BCDA remains committed to sustained annual investments that strengthen families, workforce development, and community vitality:

- $90,000 to support youth recreation and community programming partnerships
- $30,000 annual contribution to Families First Child Care, supporting early childhood education and workforce participation
- $20,000 sponsorship of the Annual BAM Fishing Tournament, held in conjunction with the End of Summer Celebration, enhancing regional visitation and community engagement
- $90,000 allocated for program administration through the Chamber partnership, ensuring effective delivery and alignment of initiatives

Strategic Impact for our Community

BCDA's 2026 priorities reflect a disciplined and impactful investment strategy focused on leveraging outside resources, advancing housing solutions, supporting business development, and enhancing community amenities. These efforts collectively contribute to a stronger, more resilient Boardman—supporting economic vitality, workforce sustainability, and an enhanced quality of life for residents and visitors alike.

https://pulse2.com/amazon-235-million-investment-to-expand-clean-water-access-in-oregon-communities/

Amazon: $235 Million Investment To Expand Clean Water Access In Oregon Communities

By Amit Chowdhry • Mar 31, 2026

Amazon is investing $235 million in two major surface water supply projects in Oregon aimed at improving water sustainability, replacing aging infrastructure, and supporting both local communities and industrial needs. The investment represents approximately 96% of the total $245 million cost for the combined initiatives.

The projects include $144.5 million allocated to the City of Umatilla's new Columbia River Intake and Water Treatment Facility, along with $90.6 million for two additional surface water treatment plants serving the Port of Morrow. These efforts are designed to address declining groundwater levels in Umatilla County by shifting reliance from aquifers to surface water sourced from the Columbia River.

Amazon data centers will use only about 5% of the total system capacity, with the remaining 95% dedicated to regional municipal and industrial users. The Umatilla facility alone is expected to supply around 80 million gallons annually for Amazon's cooling operations, while being scalable to produce up to 1.7 billion gallons of potable drinking water per year for residents.

At the Port of Morrow, the two treatment plants will deliver a combined capacity of approximately 10 billion gallons annually. Amazon's usage is projected at about 455 million gallons, with the majority of capacity supporting broader industrial demand across the region.

The Umatilla facility is scheduled for completion in May 2026, while the Port of Morrow plants are expected to be operational by April 2027. A new Columbia River intake structure supporting the system is anticipated to be completed by April 2028.

These projects are part of Amazon's broader commitment to becoming water positive by 2030, meaning the company aims to return more water to communities than it consumes in its operations. Amazon has been active in the region since 2011, when it established its first Pacific Northwest data center at the Port of Morrow.

Beyond Oregon, Amazon continues to expand its global water stewardship initiatives, including aquifer storage and recovery systems, watershed restoration projects, and AI-driven irrigation technologies. Collectively, the company has launched more than 30 water replenishment projects worldwide, expected to return over 14 billion liters of water annually once completed.

Amazon's approach combines infrastructure investment, nature-based solutions, and advanced technologies to address water scarcity while supporting long-term community resilience and sustainable resource management.

https://www.columbiagorgenews.com/news/business/addressing-klickitat-county-s-childcare-desert/article_01b87c29-82a5-4916-81b2-bdd4c48306af.html

Addressing Klickitat County's childcare desert

By Nathan Wilson, Columbia Gorge News, Apr 22, 2026

A facility in Eastern Oregon offers potential path to mitigating local need

BOARDMAN — Last Wednesday, a group of public officials and advocates made the two-hour trip east to Boardman's Neal Early Learning Center with one main question in mind: How could this childcare model be replicated in Klickitat County?

Built in 2016 by the Port of Morrow with state dollars, the facility has long been heralded as a bright spot, originally housing several publicly funded programs — Head Start, Preschool Promise, Early Head Start, Oregon Pre-Kindergarten — that assist low-income families. But those above federal poverty thresholds still struggled with affordability and access, so a gap remained.

Then, in September 2020, Families First Childcare joined the campus thanks to a web of partnerships, filling an expanded space once again constructed by the port.

"Our program wasn't built to necessarily duplicate what Head Start is already doing. We're here because families that make too much money couldn't find preschool programs," said Brenda Profitt, director and head teacher at Families First, during a tour on April 15.

Roughly half of Profitt's $800,000 annual budget comes from privately paying parents, while the Morrow Educational Foundation, Boardman Cornmunity Development Association and many companies with local sites, including Boardman Foods, Lamb Weston, Amazon, Threemile Canyon Farms, and Tillamook, provide the rest.

Boardman Foods, a vegetable processor that employs 300 people during peak periods, actually launched its own licensed after-school program in 2004 for workers only. Driven by spiking demand during the COVID-19 pandemic, it eventually morphed into the fully fledged daycare led by Profitt that operates on a first-come, first-served basis, regardless of employer. Industry donations have been critical in keeping prices low enough for parents while also providing livable pay with benefits.

"Women are disproportionately affected," said Profitt, emphasizing how mothers often carry the burden of raising children. "Women in the field of childcare are also impacted with lower wages. They don't receive the kind of wages that they could possibly earn outside of it."

And how did Morrow County attract those industry donations? By establishing an enterprise zone, agreements that have, in part, allowed data centers to proliferate across the region. Back in 2023, port commissioners granted an estimated $1 billion in tax breaks to Amazon for the construction of five new data centers, and more recently, the corporation doled out $20.5 million to six local residents for exacerbating underground drinking water pollution. The Dalles has negotiated three similar agreements with Google.

For Profitt's purposes, however, the Columbia River Enterprise Zone helped realize infrastructure that would've been difficult to otherwise establish. Most of the funding Families First receives from companies is money they save in tax abatements, she said, providing the groundwork to attract employees.

Boardman added more than 1,000 residents from 2020-2025, a growth rate of 25.4%, based on figures from Portland State University's Population Research Center.

Between Families First, the InterMountain Education Service District and Umatilla-Morrow Head Start, the whole facility can serve up to 156 children, from 6 weeks to 13 years old. By comparison, there are about 190 slots at licensed providers across Klickitat County, as previously reported by Columbia Gorge News, despite being almost double the size of Morrow County.

While there are unique challenges across the river, Klickitat County Commissioner Lori Zoller was taking notes. White Salmon Valley School District Superintendent Rich Polkinghorn attended the tour as well, which was organized by Lynn Mason, director, and Gabrielle Gilbert, child advocate, of the White Salmon nonprofit Rural Solutions.

"Maybe we can wrap this into what we expect these big corporations to pony up for if they're going to come into our community," said Zoller, who acknowledged some missed opportunity with previous renewable energy projects. She added that conversations with county staff about the enterprise zone concept are pending.

After beginning with a roundtable discussion, the group popped into office spaces, a classroom of kids painting, and the kitchen, where trays of miniature pizzas made from scratch were about to start baking. Side conversations about next steps and who would coordinate them naturally ensued.

"The key really is having multiple stakeholders at the table and investment from the community," said Suellen Whitlock, director of Umatilla-Morrow Head Start. "This is an opportunity for all of us to pool resources into a one-stop shop, because Head Start only goes so far."

As for additional tips, Profitt emphasized the value of integrating a community college training program with any new facility, beyond gathering industry partners to discuss workforce needs. She also noted that local hospitals could establish an independent foundation to provide additional financial support.

"You walk in, you just feel it," Mason said during public comment to White Salmon's City Council later that day. "The building is beautiful, but the people are beautiful, and they created a high-quality center."

On April 28, Klickitat County's Board of Commissioners will participate in its third workshop on childcare, beginning at 10:30 a.m.

https://capitalpress.com/2026/04/24/farms-food-processors-dispute-conspiracy-to-pollute-umatilla-groundwater

Farms, food processors dispute 'conspiracy' to pollute Umatilla groundwater

Friday, April 24, 2026, By Mateusz Perkowski

Defendants in ongoing litigation over groundwater contamination in the Umatilla basin have asked a judge to dismiss alligations they conspired to pollute water. (File photo)

Farms and food processors are urging a federal judge to dismiss allegations they engaged in a "conspiracy" to pollute groundwater in Oregon's Umatilla basin.

Roughly two years into a lawsuit over nitrate contamination in the region, agricultural defendants are fighting a new legal theory proposed by local residents who claim they were harmed by polluted drinking water.

The agriculture and food processing companies argue the "civil conspiracy" has been added to the complaint in an attempt to compensate for legal shortcomings in the nitrate pollution lawsuit, which seeks class action status allowing numerous plaintiffs to join the case.

Original complaint

The plaintiffs originally filed the complaint in 2024 against the Port of Morrow and several agribusinesses for allegedly applying excess fertilizer and wastewater to fields, causing nitrogen to leach into the aquifer.

Last year, however, a federal judge ruled the plaintiffs had failed to make plausible claims that farms and livestock operations had violated a U.S. law governing hazardous waste disposal.

Fertilizer is "applied to crops for its beneficial use" and is not a "discarded material" that would meet the definition of "solid waste," so the plaintiffs failed to properly allege that farm defendants violated the statute, the ruling said.

Similarly, the plaintiffs did not "allege any specific practice" to show that "confined animal feeding operations" in the basin had caused nitrate pollution, since the complaint only claimed that livestock waste "might" cause contamination if it's "spilled or otherwise leaks," according to the ruling.

Even so, the judge did allow other allegations in the lawsuit, such as nuisance and trespass, to proceed against certain defendants. The plaintiffs were also permitted revise their lawsuit to fix the pleading deficiencies identified in the ruling.

New theory

In an amended version of the lawsuit filed earlier this year, the plaintiffs dropped one defendant from the complaint — Beef Northwest Feeders, a cattle feedlot — but otherwise tried to revive the dismissed allegations.

The revised lawsuit also included a new legal theory that wasn't in the original complaint, alleging the defendants are participating in a "civil conspiracy" to pursue economic activity in a way that pollutes groundwater.

According to the complaint, several of the agriculture and food processing defendants "cooperated in the objective of disposing of high-nitrate wastewater" generated by the companies operating at the Port of Morrow.

For example, the lawsuit alleges that Threemile Canyon Farms, a crop and dairy producer, had a "meeting of the minds" with a processor for the Tillamook Creamery to dispose of wastewater containing nitrogen "in excess of the agronomic rate for a given crop."

According to the complaint, the defendants "are aware of the injuries they are inflicting" but are acting "in concert to deflect attention from their role in nitrate pollution" in the basin, including by forming a non-profit organization that "largely serves as a public relations arm for local industry."

The agriculture and food processing defendants — including Threemile Canyon Farms, Madison Ranches, Lamb Weston and Tillamook's local processor —have countered that the "civil conspiracy" allegations don't hold water legally.

These companies argue the plaintiffs have recognized their lawsuit contains weaknesses with proving "causation," so they have put forth the "conspiracy" theory in an attempt to make "all defendants responsible for the the other defendants' acts."

However, the defendants claim that under Oregon law, a conspiracy must have the purpose of causing harm to others, which the plaintiffs have failed to do in their complaint.

As the lawsuit itself acknowledges, the farms and food processors sought to achieve a "legitimate commercial purpose" in agreeing to dispose of wastewater on fields, rather than trying to injure the plaintiffs, the defendants argue.

"Even assuming for the purposes of this argument that these allegations are true, Plaintiffs did not (and could not in good faith) allege that Defendants conspired to dispose of 'high-nitrate wastewater' or 'high-nitrogen manure' with the purpose of causing injury or harm to Plaintiffs," according to Threemile Canyon Farms.

The defendants are also asking the judge to dismiss the hazardous waste claims and other previously dismissed allegations "with prejudice," which would prohibit the plaintiffs from including those accusations in another revised lawsuit.

The plaintiffs were given an opportunity to "cure" the deficiencies with the dismissed claims, but were unable to do so, which warrants permanently throwing out those accusations, the defendants say.

While the farm and food processors involved in the lawsuit are continuing to fight the allegations, the plaintiffs have recently persuaded Amazon Data Services — a division of online retailer Amazon — to settle nitrate pollution claims in a related case.

Amazon Data Services, which owns a data center that generates wastewater in the region, recently agreed to pay $20.5 million to resolve the case against it, which was brought by the same plaintiffs and attorneys involved in the lawsuit against the farms and food processors.