

Columbia Development Authority
 PO Box 200
 Boardman OR 97818-0200

ACCOUNT HISTORY

XXXX XX0123 Page 1 of 1

12/01/2022 to 01/19/2023

INTEREST RATE	BALANCE	YTD PENALTY INTEREST	YTD INTEREST
0.0000	142,626.71	0.00	0.00

DATE	DESCRIPTION	DEPOSITS	WITHDRAWALS	BALANCE
	Previous Balance			134,626.71
01/05/2023	Boardman Branch DEP	8,000.00		142,626.71

Total Number of	1	0	
Total Amounts and Balance	8,000.00		142,626.71

Total Over the Counter Holds	0.00
Minimum Balance	0.00
Total Uncollected Funds	0.00
Current Payable Balance	142,626.71
Prior Year To Date Interest	0.00

Columbia Development Authority
 PO Box 200
 Boardman OR 97818-0200

ACCOUNT HISTORY

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12/01/2022 to 12/30/2022

INTEREST RATE	BALANCE	YTD PENALTY INTEREST	YTD INTEREST
0.0000	142,626.71	0.00	0.00

DATE	DESCRIPTION	DEPOSITS	WITHDRAWALS	BALANCE
	Previous Balance			

Total Number of	0	0	
Total Amounts and Balance			

Total Over the Counter Holds	0.00
Minimum Balance	0.00
Total Uncollected Funds	0.00
Current Payable Balance	142,626.71
Prior Year To Date Interest	0.00

Columbia Development Authority
Reconciliation Detail
 CDA Checking Account-BEO, Period Ending 12/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						134,626.71
Cleared Balance						134,626.71
Register Balance as of 12/31/2022						134,626.71
New Transactions						
Deposits and Credits - 1 item						
Deposit	01/05/2023	DEP	Columbia Basin Far...		8,000.00	8,000.00
Total Deposits and Credits					8,000.00	8,000.00
Total New Transactions					8,000.00	8,000.00
Ending Balance					8,000.00	142,626.71

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01/19/23

Columbia Development Authority
Reconciliation Summary
CDA Checking Account-BEO, Period Ending 12/31/2022

	Dec 31, 22
Beginning Balance	134,626.71
Cleared Balance	134,626.71
Register Balance as of 12/31/2022	134,626.71
New Transactions	
Deposits and Credits - 1 item	8,000.00
Total New Transactions	8,000.00
Ending Balance	<u>142,626.71</u>

Columbia Development Authority
Balance Sheet
As of December 31, 2022

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
CDA Checking Account-BEO	134,626.71
Total Checking/Savings	<u>134,626.71</u>
Total Current Assets	<u>134,626.71</u>
TOTAL ASSETS	<u>134,626.71</u>
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets	133,610.71
Net Income	1,016.00
Total Equity	<u>134,626.71</u>
TOTAL LIABILITIES & EQUITY	<u>134,626.71</u>

Columbia Development Authority
Balance Sheet
As of January 19, 2023

	<u>Jan 19, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
CDA Checking Account-BEO	142,626.71
Total Checking/Savings	<u>142,626.71</u>
Total Current Assets	<u>142,626.71</u>
TOTAL ASSETS	<u>142,626.71</u>
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets	134,626.71
Net Income	8,000.00
Total Equity	<u>142,626.71</u>
TOTAL LIABILITIES & EQUITY	<u>142,626.71</u>

Columbia Development Authority
Profit & Loss Detail
 December 1, 2022 through January 19, 2023

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 01/19/23
 Accrual Basis

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Other Income/Expense								
Other Income								
Sub-Lease Income	01/05/2023	DEP	Columbia Basin Far...	Sub-lease		CDA Checking ...	8,000.00	8,000.00
Deposit							8,000.00	8,000.00
Total Sub-Lease Income							8,000.00	8,000.00
Total Other Income							8,000.00	8,000.00
Net Other Income							8,000.00	8,000.00
Net Income							8,000.00	8,000.00

CDA GRANT EXPENDITURES

PORT OF MORROW | 4-1-2022 THRU 12-31-2022 | AS OF 1-17-2023| CL090-22-01|

04/12/22 Payroll Bi-Weekly 4/8/2022	7,916.00
04/26/22 Payroll Bi-Weekly 4/22/2022	7,916.00
05/10/22 Payroll Bi-Weekly 5/6/2022	7,698.08
05/24/22 Payroll Bi-Weekly 5/20/2022	7,843.36
06/07/22 Payroll Bi-Weekly 6/3/2022	7,698.08
06/21/22 Payroll Bi-Weekly 6/17/2022	7,698.08
07/05/22 Payroll Bi-Weekly 7/1/2022	7,770.72
07/19/22 Payroll Bi-Weekly 7/15/2022	7,705.40
08/02/22 Payroll Bi-Weekly 7/29/2022	7,705.40
08/16/22 Payroll Bi-Weekly 8/12/2022	7,931.80
08/30/22 Payroll Bi-Weekly 8/26/2022	8,008.10
09/13/22 Payroll Bi-Weekly 9/9/2022	7,855.50
09/27/22 Payroll Bi-Weekly 9/23/2022	8,008.10
10/11/22 Payroll Bi-Weekly 10/7/2022	8,084.40
10/25/22 Payroll Bi-Weekly 10/21/2022	8,008.10
11/08/22 Payroll Bi-Weekly 11/4/2022	7,931.80
11/22/22 Payroll Bi-Weekly 11/18/2022	8,008.10
12/06/22 Payroll Bi-Weekly 12/2/2022	7,931.80
12/20/22 Payroll Bi-Weekly 12/16/2022	8,084.40

LRA TOTAL WAGES	400.4200.00	\$149,803.22
P/R COST 42%	415.4200.00	\$62,917.72
PAYROLL COSTS LRA TOTAL	4XX.4200.00	\$212,720.94

4/30/2022 ANDERSON PERRY & ASSOCIATES - PROFESSIONAL SERVICES	7,282.82
5/31/2022 ANDERSON PERRY & ASSOCIATES - PROFESSIONAL SERVICES	13,550.33
6/30/2022 ANDERSON PERRY & ASSOCIATES - PROFESSIONAL SERVICES	4,242.50
7/31/2022 ANDERSON PERRY & ASSOCIATES - PROFESSIONAL SERVICES	9,593.76
8/31/2022 ANDERSON PERRY & ASSOCIATES - PROFESSIONAL SERVICES	5,920.00

CONTRACT SERVICES LRA TOTAL	506.4200.00	\$40,589.41
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4/30/2022 DEBORAH PEDRO - APRIL PHONE	100.00
4/30/2022 GREGORY SMITH - APRIL PHONE	100.00

5/31/2022	DEBORAH PEDRO - MAY PHONE	100.00
5/31/2022	GREGORY SMITH - MAY PHONE	100.00
6/30/2022	DEBORAH PEDRO - JUNE PHONE	100.00
6/30/2022	GREGORY SMITH - JUNE PHONE	100.00
7/31/2022	DEBORAH PEDRO - JULY PHONE	100.00
7/31/2022	GREGORY SMITH - JULY PHONE	100.00
8/30/2022	DEBORAH PEDRO - AUGUST PHONE	100.00
8/30/2022	GREGORY SMITH - AUGUST PHONE	100.00
9/30/2022	DEBORAH PEDRO - SEPTEMBER PHONE	100.00
9/30/2022	GREGORY SMITH - SEPTEMBER PHONE	100.00
10/30/2022	DEBORAH PEDRO - OCTOBER PHONE	100.00
10/30/2022	GREGORY SMITH - OCTOBER PHONE	100.00
11/30/2022	DEBORAH PEDRO - NOVEMBER PHONE	100.00
11/30/2022	GREGORY SMITH - NOVEMBER PHONE	100.00
12/31/2022	DEBORAH PEDRO - DECEMBER PHONE	100.00
12/31/2022	GREGORY SMITH - DECEMBER PHONE	100.00

TELEPHONE | LRA TOTAL

515.4200.00

\$1,800.00

4/22/2022	VISA 8246** - 8246: OFFICE SUPPLIES	64.10
5/22/2022	VISA 8246** - 8246: OFFICE SUPPLIES	281.86
6/21/2022	VISA 8246** - 8246: SUPPLIES & STORAGE	91.15
7/22/2022	VISA 8246** - 8246: office supplies	16.58
8/22/2022	VISA 8246** - 8246: office supplies and OWL	1,791.34
9/21/2022	VISA 8246** - 8246: Google storage	1.99
10/23/2022	VISA 8246** - 8246: OFFICE SUPPLIES, SHIPPING FEES	541.24
11/21/2022	VISA 8246** - 8246: Google storage	1.99
12/22/2022	VISA 8246** - 8246: OFFICE SUPPLIES & Google storage	97.47

SUPPLIES | LRA TOTAL

550.4200.00

\$2,887.72

5/13/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	39,513.50
5/16/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	20,391.00
5/16/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	4,680.00
5/30/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	23,041.00
5/30/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	633.50
6/30/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	20,943.00
7/30/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	29,407.50
8/31/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	4,889.36
8/31/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	798.00
8/31/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	1,083.00
9/30/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	12,642.00
9/30/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	8,907.00

9/30/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	399.00
10/30/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	9,167.13
11/30/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	9,204.00
11/30/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	260.00
12/30/2022	SCHWABE, WILLIAMSON & WYATT - Umatilla Army Depot Acquisition	19,699.50

LEGAL | LRA TOTAL

555.4200.00

\$205,658.49

4/30/2022	D. PEDRO REIMB. Depot tour/CDA board mtg/Umatilla chamber lunch	106.47
4/30/2022	G SMITH REIMB. Depot tour/CDA board mtg/Umatilla chamber lunch	106.47
5/31/2022	DEBORAH PEDRO - REIMB. depot tours, chamber mtg, water mtg	93.01
5/31/2022	G SMITH REIMB. TC Energy Mtg, Tri Cities Dev.Mtg, Water Mtg	70.78
6/21/2022	VISA 8246** - 8246: DEPARTMENT OF DEFENSE CONF.REGISTRATION	595.00
6/21/2022	VISA 6348** - 6348: travel exp. Project Visit Nikola/TC Energy	2,432.59
6/28/2022	BOARDMAN CHAMBER OF COMMERCE - Luncheon - Debbie	15.00
6/30/2022	DEBORAH PEDRO - REIMB. chamber mtg	50.31
6/30/2022	GREGORY SMITH - REIMB.: TRAVEL EXP.	61.70
7/22/2022	VISA 8246** - 8246: County Planners mtg, SKY NRG Utility mtg	294.85
7/31/2022	DEBORAH PEDRO - REIMB. planners mtg, BRAC, board mtg	128.75
7/31/2022	G. SMITH REIMB. Board mtg/planners mtg,/BRAC/SkyNRG project mtg	258.75
8/30/2022	GREGORY SMITH - REIMB.: Depot tours	67.50
8/30/2022	DEBORAH PEDRO - REIMB. DEPOT TOURS, Mtg's, Board Training	143.75
9/21/2022	BOARDMAN CHAMBER OF COMMERCE - Luncheon - Debbie	15.00
9/30/2022	D. PEDRO Mileage Reimb chamber/OMD Ceremony/Port Umatilla mtg	80.00
9/30/2022	GREGORY SMITH - REIMB.: OMD Ceremony	20.00
10/23/2022	VISA 6348** - 6348: AIRFARE - ADC	695.18
10/30/2022	DEBORAH PEDRO - Mileage Reimb: DEPOT TOURS, CHAMBER MTGS	247.50
10/30/2022	DEBORAH PEDRO - expense reimb.: ADC Air Fare	787.23
10/30/2022	GREGORY SMITH - REIMB.: Depot tours & Board mtg	133.75
10/30/2022	VISA 6348** - 6348: AIRFARE - ADC mtg expenses	429.96
10/31/2022	VISA 8246** - 8246: ADC travel exp	19.55
11/21/2022	VISA 8246** - 8246: ADC mtg in Phoenix	1,359.10
11/21/2022	VISA 6348** - 6348: AIRFARE - ADC mtg in Phoenix	1,925.91
11/30/2022	DEBORAH PEDRO - reimb: ADC, Irrigon Chamber Luncheon, Depot tours	133.52
11/30/2022	GREGORY SMITH - REIMB.: ADC mtg	113.39
12/31/2022	DEBORAH PEDRO - reimb: ADC, Irrigon Chamber Lunch & depot mtg	42.50
12/31/2022	GREGORY SMITH - Mileage Reimb: Depot tour	25.00

TRAVEL | LRA TOTAL

570.4200.00

\$10,452.52

8/22/2022	VISA 8246** - 8246: Oregon economic development training	213.80
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EDUCATION CDA | LRA TOTAL

570.4200.00

\$213.80

5/19/2022	ASSOCIATION OF DEFENSE COMM. - MEMBERSHIP DUES	450.00
7/22/2022	VISA 8246** - 8246: Domain renewal, google cloud storage	193.99
10/1/2022	HERMISTON CHAMBER OF COMMERCE -#823 MEMBERSHIP DUES 2023	325.00
10/19/2022	SPECIAL DISTRICT INSURANCE - CDA MEMBERSHIP DUES	140.00
10/23/2022	VISA 8246** - 8246: GOOGLE STORAGE	1.99
10/30/2022	UMATILLA CHAMBER OF COMMERCE - CHAMBER MEMBERSHIP DUES	120.00
11/30/2022	IRRIGON CHAMBER OF COMMERCE - 2023 DUES CDA	50.00
12/21/2022	VISA 8246** - 8246: GOOGLE STORAGE	165.00
12/27/2022	IRRIGON CHAMBER OF COMMERCE - 2023 DUES CDA	50.00

DUES & SUBSCRIPTIONS LRA TOTAL	580.4200.00	\$1,495.98
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4/30/2022	LRA Lease	2,906.83
5/31/2022	LRA Lease	2,906.83
6/30/2022	LRA Lease	2,906.83
7/31/2022	LRA Lease	2,906.83
8/31/2022	LRA Lease	2,906.83
9/30/2022	LRA Lease	2,906.83
10/31/2022	LRA Lease	2,906.83
11/30/2022	LRA Lease	2,906.83
12/31/2022	LRA Lease	2,906.83

LEASE EXPENSE LRA TOTAL	594.4200.00	\$26,161.47
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TOTAL OF LEDGER	EXPENSES YEAR TO-DATE	\$501,980.33
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<i>LESS QUARTER 1 GRANT ACCRUAL</i>	\$	(192,986.47)
<i>Q1 MATCH (5 ENTITIES x \$4,288.59) THROUGH 6/30/2022</i>	\$	(21,442.95)
<i>LESS QUARTER 2 GRANT - RECEIVED 12/9/2022</i>	\$	(147,839.00)
<i>Q2 MATCH (5 ENTITIES x \$3,285.30) - NOT YET RECEIVED</i>	\$	(16,426.50)

EXPENSES TOWARDS 3RD QTR ENDING 12/31/22	\$123,285.41
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Applicant	Grant Program	Grant \$	Match \$	Match %	Match Type
Morrow County	SPWF	\$ 60,000.00	\$ 10,588.24	15%	cash
Port of Morrow	Ports Planning & Marketing	\$ 50,000.00	\$ 16,666.67	25%	cash
Umatilla County	SPWF	\$ 60,000.00	\$ 10,588.24	15%	cash
Port of Umatilla	Ports Planning & Marketing	\$ 50,000.00	\$ 16,666.67	25%	cash
CTUIR?	SPWF	\$ 60,000.00	\$ 10,588.24	15%	cash
Morrow port/county?	Brownfields Redevelopment?	\$ 25,000.00	\$ -	10%	cash or in kind
Umatilla port/county?	Brownfields Redevelopment?	\$ 25,000.00	\$ -	10%	cash or in kind
CTUIR?	Brownfields Redevelopment?	\$ 25,000.00	\$ -	10%	cash or in kind
		\$355,000.00	\$ 65,098.04		

Notes:

- *Each grant would require a clearly defined, independent scope of work.
- *Planning tasks that overlap jurisdictions or propose shared infrastructure could be funded with local match doll
- *Brownfield planning grants can address real OR perceived issues.
- *If fiscal management or grant administration is centralized under one partner a carefully considered IGA or MC
- *Public procurement rules will apply.

Other thoughts:

- *OWRD feasibility grants? Can fund feasibility for water conservation, reuse, or storage projects. Max \$500,000
- *Business Oregon RSIS? [Regionally Significant Industrial Sites](#)

Total	Use of funds
\$ 70,588.24	Master planning & infrastructure feasibility for ≈1874
\$ 66,666.67	industrially zoned acres in Morrow County.
\$ 70,588.24	Master planning & infrastructure feasibility for ≈2415
\$ 66,666.67	industrially zoned acres in Umatilla County.
\$ 70,588.24	Master planning & infrastructure feasibility at CDA?
\$ 25,000.00	Brownfield redevelopment planning (if applicable)
\$ 25,000.00	Brownfield redevelopment planning (if applicable)
\$ 25,000.00	Brownfield redevelopment planning (if applicable)
\$420,098.04	

ars.

DU will need to be in place (unless already addressed under existing?).

) requires 50% match.



CDA Strategic Planning

Urgent

Not Urgent

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List of Priorities

1. ***Office of Local Defense Communities Cooperation (OLDCC) Grant Funding the CDA April 1, 2023, thru March 31, 2024. Includes, application, scope of work, budget and budget justification, narrative, and reviews. Closing out grant and reports for April 2022-March 2023 . CDA OLDCC Grant quarterly reporting.**
2. ***Six Grant Applications by each CDA board members including the CDA for Strategic/Master Planning**
3. **RFP for Planning Facilitator**
4. **Resolution for Emergency Management**
5. ***Blueprint and SWOT Analysis of what types of projects to encourage at the CDA property**
6. **Scope of Work**
7. ***Partition CTUIR 4019 acres/Dan Hester and Elizabeth Howard will work together on this. Transfer must happen within 180 days after CDA receives the deed.**
8. **Land Use, Applications and Permitting Process**
9. ***All CDA partners work mutually towards goals**
10. ***Goal Setting**
11. **Enterprise Zone**
12. **Ports Planning grants**
13. ***Infrastructure-Transmission Lines, Sub-Station, Gas, Broadband, Water**
14. **Access and review the 7 million HB2017. HB2017 accounting and reporting**
15. **Executive Handbook**
16. ***Operational Policies and Procedures Handbook**
17. **Budgets and accounting for Projects**
18. ***Engineer of Record**
19. **Re-Brand Site**
20. **Rail Access**
21. **Master Chart**
22. **Igloo Leases create a framework with criteria for sale or lease, who will manage those leases**
23. ***Land Leases**
24. ***Land Sale**
25. **One Page Talking Points**
26. **Inventory and Equipment Surplus**
27. **Southern Oregon Trail-parking lot, area for interpretive panels need completed 18 months after the transfer as well as the sale of this area to Morrow County.**
28. **Explosion Site-fencing and gate need to be completed 18 months after CDA receives the deed**
29. **Accounting, budget, and audit to the Army 12 months after CDA receives the deed**

- 30. *960,000.00 to be paid back to the Army within 12 months after CDA receives the deed**
- 31. Security**
- 32. Management the roads on CDA land**
- 33. Emergency Services**
- 34. Open to the public**
- 35. Reporting on Environmental properties to the Army annually**