



Columbia Development Authority

Agenda
Tuesday, March 26, 2024
1pm
Columbia Development Authority (CDA)
Board Meeting
AND
Public Hearing

At the Port of Morrow/Commissioners Room or by Zoom

Note: Please join us in person or by Zoom

The full packet is posted online prior to the meeting at www.umadra.com

Welcome and Greetings from Chairman Kim Puzey

Introductions

CDA Board Members:

- Chairman, Kim Puzey, Port of Umatilla
- Vice Chair,
- John Shafer, Umatilla County
- JD Tovey, CTUIR
- Jeff Wenholz, Morrow County
- Kelly Doherty, Port of Morrow
- Alternate Umatilla County Dan Dorrان, Alternate Port of Umatilla Robert Blanc, Alternate Port of Morrow Joe Taylor Alternate CTUIR Gary Burke, Alternate Morrow County David Sykes

CDA Staff: Greg Smith, CDA Director, Debbie Pedro, CDA Assistant and Emily Collins Project Coordinator

Guests Introductions and members of the press:

Action Item:

1. Vice Chair

Consent Agenda

1. Approve CDA Board Meeting Minutes November 28, 2023, December 11, 2023, December 11, 2023 Executive Session and January 8, 2024

<https://acrobat.adobe.com/id/urn:aaid:sc:US:ce4ddf8b-62b2-4b01-9412-c5108d1cb100>

<https://acrobat.adobe.com/id/urn:aaid:sc:US:425e9539-8d45-413c-9eb4-9cd38abb5432>

<https://acrobat.adobe.com/id/urn:aaid:sc:US:99e56eac-69e2-4826-a94a-3f995e1720e4>

<https://acrobat.adobe.com/id/urn:aaid:sc:US:c5459bd2-8939-42ad-9e9f-7a8d149e35de>

<https://acrobat.adobe.com/id/urn:aaid:sc:US:e3e631e9-2852-4ba2-a1e8-52f6b669527e>



Columbia Development Authority

2. Approve the CDA- BEO November, December 2023, January and February statements Balance ending \$814,860.22 with \$814,860.22 outstanding in checks and QuickBooks reports Balance Sheet/P&L 814,860.22.

<https://acrobat.adobe.com/id/urn:aaid:sc:US:3c14f408-e420-422e-acd6-91cc8fe2767c>

3. Port of Morrow Report on Grant Expenditures through February 2024

<https://acrobat.adobe.com/id/urn:aaid:sc:US:3df965d4-b877-40ca-9fe5-1d0b626961ef>

Update:

1. MASTER PLAN Progress and Map - Director Smith and Engineer of Record Fred Ziari

<https://acrobat.adobe.com/id/urn:aaid:sc:US:481f92e3-39d8-4cff-983f-9344b504a928>

2. ODOT HB2017 Road Project

Action Items

1. 10% Road Design and 30% Design

<https://acrobat.adobe.com/id/urn:aaid:sc:US:0990d06d-3e8e-492c-8084-746da55e522b>

<https://acrobat.adobe.com/id/urn:aaid:sc:US:5c4ae247-441d-445f-8ece-30e440847bdb>

<https://acrobat.adobe.com/id/urn:aaid:sc:US:46d61a87-3f08-40fa-8189-a3d7bbdb5009>

<https://acrobat.adobe.com/id/urn:aaid:sc:US:89082ff9-6173-46fe-a859-c2448c7db808>

2. Water pipeline Easement UEC

<https://acrobat.adobe.com/id/urn:aaid:sc:US:e70943bc-af50-4c19-b80d-c094b7f66774>

<https://acrobat.adobe.com/id/urn:aaid:sc:US:d818302c-eea6-4b0f-ac00-b8d0c2d02ec0>

3. Gate replacement at Westland/Lamb Rd

4. CDA BEO Checking Account Signers

5. IRZ work with GSI

<https://acrobat.adobe.com/id/urn:aaid:sc:US:2699db50-54a9-4319-8797-7b32c66665ec>

6. CDA Policy and Procedures Update Anti-Discrimination

<https://acrobat.adobe.com/id/urn:aaid:sc:US:8699cafd-040f-48dc-82fc-4d4146fb1eb5>

New Business:

1. Brick Warehouse Building #403 use by Umatilla County

2. Brick Warehouse Buildings and/or Demil Site Warehouses

3. Staging Area Lease

4. Irrigon Rural Fire and Protection District

<https://acrobat.adobe.com/id/urn:aaid:sc:US:9b00e0de-ee3b-4548-85e7-dae74435202b>

Old Business:

1. PLA CDA/CTUIR and Property Line Adjustment update



Action Item:

Open the Public Hearing:

Public Hearing:

The Board of the Columbia Development Authority, an entity formed by Intergovernmental Agreement between the County of Morrow, County of Umatilla, Port of Morrow, Port of Umatilla and the Confederated Tribes of the Umatilla Indian Reservation (hereinafter "CDA"), acting in the capacity as the Local Contract Review Board, will conduct a Public Hearing on March 26, 2024, to review and take comments on the draft findings of the adoption of an exemption from competitive bidding to ORS 279C.335(2). If the approved, the exemption would allow CDA to solicit and award a contract pursuant to a Design-Build alternative contracting method for public improvements associated with the design and construction of the South Oregon Trail parking lot and Interpretive area and 1944 Explosion Site Fencing and Interpretive area. The CDA meeting will begin at 1:00 pm - 3pm by Zoom. All interested parties are encouraged to attend.

Document attached: Competitive Bidding Exemption Findings of Fact

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:efd9d8c6-3f46-4a0e-bb25-d554a5698f37>

1. **Presentation of the findings of fact**
2. **Public comment on proposed findings of fact;**
3. **Motion to adopt or make changes to findings;**
4. **Discussion of motion;**
5. **Vote on adoption of findings;**
6. **Second motion to grant exemption to competitive bidding requirements based on findings;**
7. **Vote on granting exemption to findings.**

Close Hearing

Discussion Item:

1. Schwabe Memo and Depot Property Transition Program for CDA Property Division

<https://acrobat.adobe.com/id/urn:aaid:sc:US:7b289acc-5424-4012-bbf4-de4ee31600f5>

<https://acrobat.adobe.com/id/urn:aaid:sc:US:36cc2d97-c5f4-4477-a952-982aa9748925>

2. Port of Morrow Request for Property Division

Public Comment Period:

Action Item:

1. CDA Depot Property Transition Program for CDA Property Division
2. Port of Morrow Request for Property Division



EXECUTIVE SESSION

The CDA may 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 or the CDA board may adjourn to another meeting 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 CDA's Executive Director and Other Staff Members Who Have Been Designated by the CDA to Negotiate Transactions Related to the Sale or Lease of Real Property – ORS 192.660 (2)(e)

To Join the CDA Board Meeting by Zoom

<https://us02web.zoom.us/j/84034775464?pwd=aDRaTIVSYXZXdzUrbFhHZDRvazA1Zz09>

Meeting ID: 840 3477 5464

Passcode: 039461

One tap mobile

+12532158782,,84034775464#,,,,*039461# US (Tacoma)

+13462487799,,84034775464#,,,,*039461# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC)

Meeting ID: 840 3477 5464

Passcode: 039461

Find your local number: <https://us02web.zoom.us/j/84034775464?pwd=aDRaTIVSYXZXdzUrbFhHZDRvazA1Zz09>