



Columbia Development Authority Meeting Minutes

January 6, 2017, 1:00 p.m.
Port of Umatilla
500 Willamette
Umatilla, OR

Members Present: Bill Elfering, Umatilla County
Dave Tovey, CTUIR
Kim Puzey, Port of Umatilla
Don Russell, Morrow County
Gary Neal, Port of Morrow

CDA Staff Present: Greg Smith, CDA Director
Joleen Horning, CDA Admin

Guests Present: Jade McDowell, East Oregonian
Luzy Zamarripa, Oxford Suites
Jeff Gritz, LOCAL 737
Stan Hutchison, OMD
Byron Smith, City of Hermiston
Rod Skeen, CTUIR
Scott Stanton, Hermiston Fire
J.R. Cook, NOWA
Carla McLane, Morrow County
Dave Aldritt
Chuck Little, Hermiston resident
Scott Fairly, State of Oregon
Melissa Drugge, Region 5, Biz OR
Carl Scheeler, CTUIR
Tim Beinart, OMD
Michelle Lanigan, BRAC

Teleconference: Tamara Mabbott, Umatilla County Planner

CALL TO ORDER

The meeting of the Columbia Development Authority (CDA) was brought to order by Chair Don Russell at 1:01 p.m. The meeting started with a round of self-introductions.

Agenda:

Old Business

Review / Approval of Meeting Minutes from 10/05/2016

Chair Russell asked the CDA members if they had been able to examine the minutes of the previous CDA meeting. Bill Elfering moved to approve the minutes; Dave Tovey seconded the motion. Motion passed. No further discussion needed.

Language Clarification

At the last meeting, the Board informed there was a need for clarification of the Executive Director's authority to hire/terminate staff. Director Smith delivered the statement as provided below:

"The Executive Director has the authority to recruit, interview, and select staff that have the appropriate technical capabilities to further the organization's goals. Furthermore, the Executive Director shall conduct performance evaluations on staff, and reprimand when needed, not limited to dismissing staff. "

Bill Elfering moved to approve; Dave Tovey seconded the motion. Motion passed. No further discussion needed.

Performance Evaluation

The performance evaluation for Director Smith was discussed in executive session.

New Business

Review of Financials

Director Smith reported on the ending balance of the Bank of Eastern Oregon statement. Director Smith noted the ending account balance is \$67,058.35.

Director Smith reported the financials for the fiscal year 2016 available for review. The financials illustrate they reconcile, and we are within budget. The Office of Economic Budget has moved the CDA from a quarterly to a semi-annual reporting schedule.

Gary Neal made the motion to approve the financials. Bill Elfering seconded the motion. Chairman Russell asked for votes in favor, and it was unanimous. The motion passed.

Cheatgrass Trial

Director Smith stated the Oregon Military Department (OMD), the Confederated Tribes of Umatilla Indian Reservation (CTUIR), U.S. Fish and Wildlife Service (USFWS), U.S. Geological Service (USGS), and Verdesian Life Sciences (Verdesian), propose to conduct a field trial of Verdesian's experimental use pesticide (EUP) product D7, which relies on the bacteria to inhibit Cheatgrass reproduction. They are looking to partner with the CDA for the two-acre lots, as previously discussed.

Mr. Sheeler provided a map to illustrate the two-acre section (the technical team picked out) they want to observe burned and unburned areas and areas that are heavily infested with cheatgrass. Director Smith does not foresee any issues but would like to walk the area before formally committing to the site.

Action – schedule a time to find the appropriate location for the cheatgrass.

Gary Neal made the motion to approve (but contingent on Director Smith walking the site); Bill Elfering seconded the motion. Chairman Russell asked for votes in favor, and it was unanimous.

Wastewater Goal Exception 11

Director Smith stated Tamara Mabbott, Planning Director for Umatilla County, approached him for the Wastewater Goal Exception 11 application process. Director Smith said it was easier to get the application while the land is still within the control of the Federal Government. The exception is necessary to plan on how to handle future wastewater at the Depot.

Director Smith announced there will be a follow-up meeting for Wastewater Goal Exception application, with the City of Umatilla, Port of Umatilla, and other interested parties (immediately following this board meeting). Director Smith explained the Port of Umatilla would fund \$7500 for the application process and will hire Frank Angelo Planning Group. Director Smith asked if Tamara Mabbott had anything to add. Tamara reiterated it is easier for the application process before transferring out of Federal hands.

Director Smith also added he looks at all options, including several entities for evaluation of easements. He has contacted City Manager Smith (Hermiston), and private landowners for ideas on wastewater. Bill Elfering mentioned time is critical and must occur before the transfer of the land.

No actions are needed.

Department of Army – Water Agreement

Director Smith reported CDA received a letter from Tom Lederle, Chief, Base Realignment and Closure (BRAC) Division confirming the agreement of the water rights. Director Smith stated his appreciation from everyone involved to include: Michelle Lanigan to the BRAC, Corp of Engineers, Joe Duncan, Oregon National Guard, National Guard Bureau and especially Congressman Greg Walden for his leadership, and noted: “without Congressman Walden’s leadership we would not have gotten here.”

Director Smith also discussed the letter from Oregon Water Resources Division, illustrating the water rights action has been noted and filed, which effectively means it is approved. Director Smith is pleased to report diligence got this completed, and he appreciates the Board’s support of this priority action item.

Cultural Resources/Archaeology Update

Director Smith stated he had conversations with BRAC office, State Historic Preservation Officer (SHIPO) and other partners, on how to manage, mitigate and preserve the cultural and archaeology artifacts on the Depot land. Director Smith does not foresee any issues in maintaining this.

Director Smith has suggested mitigating 150-200 feet in each direction creating a square and erecting a kiosk for the Oregon Trail to educate the public. Bill Elfering added perhaps some history with the Depot land could be used for educational purposes as well.

Michelle Lanigan stated there is a big part of the Oregon Trail on the Wildlife Habitat. There is concern about the disposition of the Wildlife Habitat, what will happen with it transfers? Is it going to be a conservation area? These concerns need to be resolved before going to SHIPO.

Director Smith added he spoke with Ed Orlowski and Markus Craig this morning regarding this specific concern; they reached a handshake agreement that will be a win-win for everyone. At this time, he cannot share publicly.

BRAC Update

Director Smith updated that the Draft MOA should be finalized shortly. Congressman Walden's office has been in contact with the BRAC to let them know the urgency in completing this by February 1, 2017. Director Smith added that the collective Board will need to go through this and consult legal assistance. BRAC is working incredibly hard to meet the deadline.

Bill Elfering inquired about the transfer of equipment as discussed at the last board meeting. Director Smith stated he received confirmation from Thomas Lederle that the equipment could be moved. The challenge is - BRAC does not have the resources, nor does CDA to accomplish the move. Director Smith sent a mechanic out to review and learned it will cost approximately \$25,000-30,000 to move the equipment. The tires are flat, and batteries are dead, etc.

Gary Neal asked what is the first trigger point of transfer for real estate. Gary also asked if the first transfer process whether the equipment can be wholesale on the MOA? Director Smith will call Ed Orloski to see if the equipment can be added on the MOA. Director Smith indicated the real estate will transfer September or October 2017; our job will be to get them moving along. Kim Puzey added to go out and observe. It was noted the committee should take a tour to assess the equipment.

Michelle Lanigan wanted to clarify the dates for the transfer. The National Guard will be two to three months, and the CDA potentially be held up until the Archaeology/Cultural resources mitigation is resolved. Director Smith added that is correct, but he has had conversations with appropriate personnel, and for each one of those items there is a solution that is a win-win for everyone. Director Smith is waiting for the final list of issues that need to be resolved.

Action: Committee will tour the Depot and evaluate the equipment.

Burrowing Owl 2016

Director Smith stated we received an email from Carl Scheeler for the 2016 nesting season worked out at the Depot, as well as the history of the burrowing owls. Director Smith asked Carl to share with the board about the 2016 burrowing owl season. Carl said it was a below average year for total success for breeding. It is the largest burrowing owl colony in the continental United States. It is a fantastic asset for the county and potential draw for ecotourism opportunities. It is important for the Wildlife to keep alive, and continue to shepherd this resource. The survival varies from each year. If there are good food base and habitat, we can increase survival.

Where do we go from here?

Director Smith discussed his vision over the next 12 months with the board. Number one responsibility to have is to maintain operation foundation of the CDA, make sure the performance reports completed on time, fiduciary controls remain in place, bills paid, the accounts are balanced and equal opportunity employment for all.

Director Smith continued to explain his vision; from there the next couple of months, the MOA will be completed. Reminder there will be a significant amount of time from the board to review the MOA. Discussed with Martha Pagel water rights attorney to transition to the real estate attorney, so we get the correct representation. Later next week we will have formal communication on how to begin the transition.

Director Smith explained the next six months we will mediate all the outstanding cultural and archaeology resource issues, including those that have religious and historical significance to Oregon. CDA is starting to have

conversations about this subject with our Tribal partner, SHIPO, and other interested parties. Director stated we need to have a balance and make sure the Wildlife Habitat is protected for future generations.

Director Smith continued by saying, since the water resources are behind us, we still need to collaborate for the usage of the water. It is important to convert the water use from fire suppression to other purposes, this will require more conversations, and will get expertise from each of the board members. CDA will continue working with legal counsel Martha Pagel from Schwabe Williamson & Wyatt, for the conversion. Director Smith specified the plan to continue with a legal review and negotiation of the real estate transfer, and he anticipates many documents for legal review.

Director Smith discussed the CDA would continue to represent all local, state and federal events. Whether that means participating in Chamber of Commerce meetings, and or Washington D.C. and will continue to serve. The Board is invited to all meetings. Director will handle the communications with the media. Kim stated that he would be in Washington D.C. the week of March 13th, along with Gary and other commissioners.

Director Smith explained, in a careful manner, we are initiating strategic planning for the CDA properties, to include habitat preservation and economic development and infrastructure opportunities.

Carla McLane noted there is a protection program “Goal 5” through the Oregon Planning Program. This program identifies the cultural and historical parts and piece. It is better to do this while the land is in federal ownership. Carla also stated the CDA might want to use local planning program to protect.

Director Smith will continue working with partners for funding mechanisms for infrastructure development opportunities, habitat, and cultural resources.

Director Smith recommended the summer they should begin inventorying, moving and managing the assets, including igloos, furniture, office equipment, etc. CDA will need to figure out how to handle it. Director Smith suggested creating a committee to manage the inventory.

Director Smith explained over the next year; it is crucial to collaborate with the Oregon National Guard. The CDA needs to treat them as our neighbor and continue an excellent relationship.

Director Smith wholeheartedly believes in the obligation to keep the board informed of opportunities and challenges. Director Smith never tries to surprise any of the board and communicates any news.

Questions

Carl Scheeler was on the board for the LRA and was responsible for setting the equipment aside. He may be able to shed some light. Michelle reported the Chem Demil plant left all the desks, chair, file cabinets, refrigerators, and other items as instructed. Director Smith added he needs to manage expectations, there is a lot of useful equipment. Director Smith stated he anticipates discussions with the board for an opportunity for local government, non-religious, non-profit organizations the possibility of acquiring office equipment.

Carla McLane reported there was an LRA meeting in the past discussing the equipment; there were a few organizations were granted for equipment. Carla recalls CAPECO and a few other organizations were given several items for training programs. Director Smith stated we will table the conversation for now and in the future, will figure out a process that works for everyone.

Public Comment

Stan Hutchinson with the Oregon Military Department – are consulting with SHIPO, and the Confederated Tribes regarding management of the historic properties located on the 7500 acres that will be reassigned to the Oregon National Guard include buildings, archaeological sites, wagon roads and traditional cultural properties. If there are any stakeholders with concerns, they may contact Oregon Military Department, Chris Mitchell, 503-584-3914.

Michelle Lanigan stated the BRAC office wanted to know if they can get more notice for the CDA Board Meetings and offered BLDG 54 at the Depot for the meetings. Director Smith apologized for the notice and would like to give more ample opportunity, but we are in compliance with state law.

J.R. Cook reported Oregon Water Coalition had been reorganized and implemented a paid intern. The proposed intern can learn about relationships necessary in natural resources and early economic development before heading off to graduate school.

The original meeting recessed moving to Executive Session per ORS-192.660 section 2 at 1:58 p.m.

The electronic minutes for the Executive Session are on file in the CDA Office.

Executive Session adjourned back to regular session 2:05 p.m.

Other Discussion for the Good of the Order

Adjournment

The meeting was adjourned at 2:30 p.m.