



Meeting Minutes

April 4, 2016

1:00 p.m.

Port of Morrow – Sand Hollow Room

Members Present: Bill Elfering, Chair Umatilla County
Gary Neal, Vice Chair Port of Morrow
Leann Rea, Morrow County
Kim Puzey, Port of Umatilla
Dave Tovey, CTUIR

CDA Staff Present: Greg Smith, CDA

Ina Abercrombie, CDA

Guests Present: Jade McDowell, East Oregonian
JR Cook, NOWA
Debbie Pedro, Hermiston Chamber

Carla McLane, Morrow County
Scott Stanton, Hermiston Fire Dept.
Taylor Steele, One Energy Renewables

CALL TO ORDER

The meeting of the Columbia Development Authority (CDA) was brought to order by Chair Bill Elfering at 1:05 p.m. The meeting started with a round of self-introductions. This included the introduction of the new CDA Administrative Assistant, Ina Abercrombie, followed by a special introduction of Taylor Steele, who was present to represent One Energy Renewables.

BUSINESS ON THE AGENDA

Agenda:

Old Business

Review/Approval of Meeting Minutes from 10/15/2015

Chair Elfering made a motion to approve the minutes of October 15, 2015. Leann Rea made a motion to approve the minutes with a correction of a misspelling of a name. Kim Puzey seconded the motion. Bill Elfering asked for votes in favor of approving the minutes after the noted items are corrected. Dave Tovey and Gary Neal second the motion to approve the minutes after the correction. Motion approved.

Signature Cards / New Requirements

The Bank of Eastern Oregon now requires two signatures on each check before clearing, as well as photo ID by each board member, and the Executive Director be held on file. Gary Neal made a motion to adopt Resolution 2016-01 as presented. Bill Elfering seconds the motion. Motion approved.

New Business

Profit & Loss Statement and Review of the 2015-2016 Budget

Greg Smith reported on the ending balance of the Bank of Eastern Oregon statement. It was noted that the ending account balance was \$52,769. The difference of \$523 was an outstanding payment to SDIS that had not yet been cleared.

Greg stated that the CDA is working on a brand new accounting system within OEA (Office of Economic Adjustment). Ina Abercrombie will be working closely with Eileen Hendricks to complete this transition.

Webpage Update

Greg Smith stated that CDA staff is making great progress on the website. It was noted that with Michelle Sandoval's resignation in December, it put the project on hold for approximately 60 days. The project should be completed in the next 45 days. Smith reported that he has hired a videographer to produce 30-60 minute interviews with each of the Board Members on CDA issues. Director Smith lastly commented that many new logos concepts were designed, but it was a consensus of the Board to remain with the current logo.

Discussion of Recent trips to Washington DC

Chair Elfering reported on 2 trips to Washington DC, one in February and one in March. At this meeting, Carolyn Jones shared a list of items that were to be done. Chair Elfering commented that he saw many discrepancies on the list, including the report that the cultural study has not yet been completed. After sharing this with Ms. Jones, she reported that the list would be updated to reflect what was actually needed. Chair Elfering stated that he reminded the BRAC that CDA needs the land free, clean, and with water, which he believes echoes what Director Greg Smith has been stating throughout the negotiations. Specifically, Chair Elfering asked the BRAC for the following:

1. A copy of their proposal. BRAC made it clear in these meetings that they felt the CDA's request for water was excessive.
2. What space is needed to store CDA equipment that is outside? It was noted that there are ample buildings available. Chair Elfering stated that Michele Martin said she will check in to that.
3. Due diligence.

It was further noted that Congressman Walden sat in on the meetings and was aware of the situation.

Discussion of recent travels to Washington DC

Update on water rights discussion

Greg Smith shared that he and Gary Neal and Kim Puzey and a couple of their commissioners made a trip back to DC in March and spent about 2 ½ hours with the BRAC team. Their discussions primarily focused on water. It was stated by several members that they wish to be good neighbors with the military and that the CDA is looking forward to a long term relationship. However, in the end, they want to ensure that no water was underutilized and no water went to waste. Greg Smith stated that the property can be free and clean, but without water, it has little value to the CDA.

It was reported that Wells 4 & 5 should come to the CDA, Wells 7 & 8 would get broken up a little bit, with a portion of it going to the Military and industrial piece coming to the CDA. Wells 2, 3 & 6 would go to the National Guard to the military. The well in question is Well 1. It was further reported that CDA's goal is to work out a solution where the Military would "own" the water rights, but CDA would have a contractual agreement that any

water that is underutilized would be for CDA access. In addition, CDA would help collaborate with the military on how to figure out how to get Well 1 back up and running. Wells 4 & 5, which would be on CDA property, the water from that would be available to the National Guard for 3 – 5 years until they figure out how to get their water infrastructure in place. Smith finished his statements by asking the members to keep in mind that the National Guard is a partner. Their program will be bringing 1000 - 1500 soldiers and families out on the weekends, which will be a great economic boom to the region.

Discussion ground water carve out (Refer to map Exhibit 1A)

It was reported that three locations are going to need to be carved out on the Deed of Trust for the land transfer. Each of them have an environmental issue that's not going to be resolved any time soon, so rather than holding up the land transfer, the BRAC office is suggesting CDA does a "carve out". Greg Smith stated that this request seems very logical.

Gary Neal stated he doesn't want to see CDA getting this carved out and then it not getting addressed in a timely manner. Greg Smith stated he would make sure to carry that message to the upcoming meeting in DC. Chair Elfering further commented that this process would be cutting into our development area, so it needs to be address in a timely matter. Greg Smith stated he would be turning to JR Cook to get some guidance on the ground water area.

Archeological and Cultural update

Discuss BRAC timeline

CTUIR reported that this has been completed and turned over to a consultant who's putting together the final report, which was due March 31st. Carla McLane stated she was on the LRA board back in 2010 when they approved the plan. She also stated that the board had completed all the follow up zoning and transportation work based on that and although it doesn't match exactly to the map we have today, it is fairly close. McLane further asked the board members if input is required with the environmental analysis prior to the transfer of the land.

Greg Smith stated that the CDA has a phone conference with BRAC every two weeks, which is it reported that they are almost complete with the transfer. Greg Smith showed those in attendance a framed copy of the Umatilla Conveyance Schedule.

Public Comments

Chair Elfering asked for any public comments. None responded.

Gary thanked the efforts of Greg Smith and Ina Abercrombie.

The original meeting was recessed and moved to Executive Session per ORS-192.660 section 2 at 2:10 p.m.

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

Executive Session adjourned back to regular session 2:50 p.m.

Other

Adjournment

The meeting was adjourned at 3:10 p.m.

