



**Columbia Development Authority
Meeting Minutes**

July 8, 2016, 1:00 p.m.
Stafford Hansell Government Center
D3 Conference Room #113
Hermiston, OR

Members Present: Bill Elfering, Umatilla County
Leann Rea, Morrow County
Dave Tovey, CTUIR
Absent: Kim Puzey, Port of Umatilla

Present Via Telephone: Gary Neal, Port of Morrow

CDA Staff Present: Greg Smith, CDA Director Ina Abercrombie, CDA Admin

Guests Present: Jade McDowell, East Oregonian
Skeeter Amstad, Amstad Produce
Debbie Pedro, Hermiston Chamber
Tamra Mabbott, Umatilla County
Tim Beinert, UMCD
Carla McLane, Morrow County
Tom Bohm Hermiston Fire Dept.
Dixie Echeverria
Michele Lanigan, UMCD

CALL TO ORDER

The meeting of the Columbia Development Authority (CDA) was brought to order by Chair Bill Elfering at 1:02 p.m. The meeting started with a round of self-introductions.

Agenda:

Chair Elfering asked that we add Skeeter Amstad of Amstad Farming to New Business Discussions.

Old Business

Approval of Meeting Minutes from

January 27, 2016
April 4, 2016
April 11, 2016
June 13, 2016

Chair Elfering asked the CDA members if they had reviewed the minutes from the past four meetings. Leann Rea approved the meeting minutes based on correcting the spelling of Martha Pagel for January 27, 2016 minutes. Chair

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

Minutes for April 4, 2016, Leann Rea moved to approve the minutes, Dave Tovey seconded the motion. Motion passed. No further discussion.

Minutes for April 11, 2016, Leann Rea moved to approve minutes, Dave Tovey second the motion. Motion passed. No further discussion.

Minutes for June 13, 2016, (Executive Session) Chair Elfering moved to approve the minutes, Dave Tovey seconded the motion. Motion passed. No further discussion.

New Business

Review of Financials and Approval OEA Grant Application for 2016-2017 Budget

Director Smith reported on the ending balance of the Bank of Eastern Oregon statement. It was noted that the ending account balance was \$51,861.40. Leann Rea moved to approve the financial statement, Dave Tovey seconded the motion. Motion passed. No further discussion.

Director Smith reported the OEA Grant application process went well, and was being submitted to the committee for final approval. Director Smith stated the Grant application is in line with the last couple last years. The only modification under Travel, the Pueblo Facility visit has been removed and an additional trip to Washington DC has been added. Included in the grant submission is the initial wage for the CDA assistant was incorrect. Director Smith requested the wages be adjusted by \$1,500 to be in line with the actual budgeted amount. Director Smith also discussed a cost of living raise of 3% for both full time employees. Director Smith stated after speaking with Eileen Hendricks and Rick Solander, the Port of Morrow is eligible for a 10% de minimis direct cost addition. Chair Elfering moved to approve the grant application, Leann Rea seconded the motion. Motion passed. No further discussion.

Discussion on Subleases

Director Smith discussed the four subleases that are in the final stages and need approval before they can be sent to the BRAC office in DC for final concurrence. The four companies consist of three solar companies and a pet food dehydrating company.

Company B: Boulevard Associates, LLC: Director Smith stated the total billed for this company is 754.428 acres. Company B has agreed to work closely with the CDA regarding natural habitat and burrowing owls. Leann Rea moved to approve the sublease and Dave Tovey seconded the motion. Motion passed. No further discussion.

Company A: OneEnergy Renewable: Director Smith stated the total billed for this company is 195 acres. Leann Rea moved to approve this sublease and Dave Tovey seconded the motion. Motion passed. No further discussion.

Company C: Phantom Fields Resources: Director Smith stated the total billed for this company is 1112.627 acres. Leann Rea moved to approve this sublease and Dave Tovey seconded the motion. Motion passed. No further discussion.

Director Smith said there is farming interest near Company B's location. The area also notes a large accumulation of the burrowing owls. The challenge is to work with the natural habitat preservation as well as the burrowing owls while allowing for solar development.

After declaring a potential conflict of interest, Director Smith shared the Oregon Legislature is looking at a transportation package, which could include a new off ramp on the industrial area in the lower SE corner of the depot. The ramp would alter the entrance onto the depot property at the I-82 exit. With the transportation package and revenue from leased land, we could fund the water and sewer development for the land. Per previous meeting minutes, with the habitat development should solar installation occur on that land a portion of that revenue would be used to assist in future habitat development.

Director Smith would like the Boards direction on moving forward on best way to handle the land zoned industrial. There's several agriculture farmers who have expressed interest, several solar development companies and we have habitat that could be construed as sensitive to the burrowing owls. Dave Tovey spoke of the challenges of the burrowing owls and the natural habitat.

Skeeter Amstad, Amstad Farming:

Skeeter Amstad shared his proposal of land use in the upper NE corner of the depot for farming. Amstad is already farming just outside the area of interest and this area would make the most sense as it is closer to water resources and a good piece of land for continued farming. He went on to say that he sees the land as being more productive for the community than a solar site in that it would be producing not only farm crops to bring food to the table but also many jobs to the local communities. He stated he would not be able to financially compete with the bigger solar companies, rather his focus would be on creating jobs and producing food.

Company D: Wyatt Enterprises, LLC:

Director Smith stated the total bill out for this company works out as the area identified as "Air Landing Strip" would be \$4,000.00 per month for the months of June, July, August and September. For an annual total revenue of \$16,000. Leann Rea moved to approve this sublease and Dave Tovey seconded the motion. Motion passes. No further discussion.

Dave Tovey moved to approve the subleases with the condition that they would leave the task of working with mitigation of all regulatory needs to Director Smith, Dave Tovey moved to approve the sublease, Leann Rea seconded the motion. Motion passed. No further discussion.

Discussion of May 23, 2016 Depot Fire:

Director Smith described on a map (see attached) of where the extent of the fire damage was and acreage affected. He shared the National Guard was conducting some training maneuvers and this is where the fire originated from. Dave Tovey stated there was a significant amount of community plants that were damaged. He stated he was okay with this being dealt with by CTUIR and ONG, and he will keep CDA updated.

Update on ADC (Association of Defense Communities) Summit in Washington, DC

Director Smith shared that he and Board member Kim Puzey attended the summit meeting. He stated the Summit meeting is a requirement by our governing grant and was a great meet and greet. He said they were able to have a brief meeting with the BRAC office for an update. BRAC office stated they were continuing to push forward. With this being the third visit this year Director Smith and Kim Puzey shared with BRAC that they are trying to stay with the time schedule, adding if it gets off track they will be asking the questions.

Discussion of Water Rights Agreement

Director Smith shared that he has made several trips to Salem to negotiate with Dave Stuckey and feels that we may now have a working solution to the water sharing. Director Smith further commented that he could better elaborate on the details in Executive Session.

The original meeting recessed moving to Executive Session per ORS-192.660 section 2 at 1:33 p.m.

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

Executive Session adjourned back to regular session 2:45 p.m.

Discussion of Water Rights Agreement – Continued

Chair Elfering stated Director Smith is to move forward with the agreement between ONG and CDA with the agreement to be taken that the CDA property be closed simultaneously with ONG. Leann Rea moved to approve this agreement, Dave Tovey seconded the motion. Motion passed. No further discussion.

Webpage Update

Director Smith stated that CDA staff is making great progress on the website and it is 85% complete. He reported that the videographer hired would be ready in the next few weeks to work on the interviews with each Board Member. The videos would be 30-60 second in length with each Board Member on CDA issues.

Public Comments

Chair Elfering asked for any public comments. None responded.

Other

Adjournment

The meeting was adjourned at 2:55 p.m.