



MINUTES
Tuesday, April 25, 2023
1pm
Columbia Development Authority
Board Meeting
By ZOOM

Note: please join us by **Zoom**.

Welcome and Greetings from
Introductions CDA Board Members

CDA Board Members:

- Chairman, Kim Puzey, Port of Umatilla
- Vice Chair, Lisa Mittelsdorf, Port of Morrow
- John Shafer, Umatilla County
- Don Sampson, CTUIR
- Jeff Wenzholz, Morrow County
- Alternate Umatilla County Dan Dorran, Alternate Port of Umatilla Robert Blanc, Alternate Morrow County David Sykes

CDA Staff: Greg Smith, CDA Director, Debbie Pedro, CDA Assistant

Guests Introductions and members of the press: Tom Lineer, Michele Lanigan, Bob Waldher, Patrick Collins, Steve Williams, Ryan DeGroft, Jenny Miller, Dan Dorran, JR Cook, Emily Collins, Dave Hanson.

Consent Agenda

1. Approve CDA Board Meeting and Executive Session Minutes March 28, 2023
2. Approve the CDA- BEO March 2023 Statement \$38,541.16 and QuickBooks March 2023 Balance Sheet and P/L \$38,541.16.
3. Port of Morrow Report on Grant Expenditures through March 2023.

A Motion to approve the consent agenda was made by Mr. Wenzholz to approve the consent agenda; second by Ms. Mittelsdorf, Motion Carries.

Action Items:

1. Policies

Mr. Smith is going to add a Workplace Harassment Policy and Don Sampson will submit his suggestions to Director Smith. Mr. Smith would like to bring this back to the board for review at next month's board mtg.

2. Ratify Water Recharge Zoning Permit Application

A motion to ratify the Water Recharge Zoning Permit Application with Greg Smith's signature to the OWRD, was made by Mr. Shafer; second by Ms. Mittelsdorf,



Columbia Development Authority

Motion Carries. Umatilla County is working with their consultant to keep the water recharge project moving forward.

3. Annexation of Property with Fire District 1/Insurance

Annexation with Umatilla County side of the property with Umatilla Fire District #1. A Motion to approve and have Mr. Smith proceed forward with a formal letter to request to annex the CDA Umatilla Co. side of the property with Umatilla County Fire District #1, then the request will go to the fire district board for a vote to annex the Umatilla County side of the property, once approved then the fire district will work with CDA on the paperwork, was made by Don Sampson; second by Mr. Shafer. Motion Carries.

Annexation with Morrow County side of the CDA property with Boardman Fire District. A Motion to approve Mr. Smith to proceed with a formal letter requesting to annex CDA Morrow County property to Boardman Fire District was by Mr. Wenzholz, second by Don Sampson. Motion Carries Mr. Wenzholz shared that the Ambulance Service is being negotiated with in the County, and this will be determined soon.

Old Business:

1. Business Oregon/Center Point Site Visit – Ryan DeGrofftt
May 15th - 17th. Those attending are Don Sampson, Lisa Mittelsdorf, Dan Dorran, Jeff Wenzholz, Debbie Pedro, Kim Puzey, Greg Smith, and Bob Waldher.

New Business

1. Igloo Policy
Umatilla Co. is currently using 1 igloo for legal documents and 2 for the Sheriff's Department. They would like to use two more for the water pipeline project to store materials and equipment in, CDA board was supportive of the use.
2. July Ribbon Cutting and Ceremony
Tentatively either the 2nd or 3rd week of July for the public celebration. A doodle Poll will go out to the board to determine their availability. The Honorable Rachel Jacobson is hoping to join us.
3. Economic Development Updates by CDA Members

Other:

Director Update-

1. Engineer of Record – to contract with IRZ, Fred Ziari
2. Meeting with projects in Salem on April 3rd, another one is scheduled for May 2nd, this meeting includes three projects, engineers, UEC and CDA staff. Note: this was rescheduled.
3. Update on transfer of 4019 acres to CTUR, as well as the 39-acre farm parcel being leased to Cleaver Farms.



**Public Comment JR Cook shared about the funding for the recharge project.
Adjourn**

Executive Session None

Note: If an item is to move to an Executive Session the board chairman will make the recommendation at this time.

An Executive Session will be held to consider information or records that are exempt by law from public inspection, including attorney-client privileged information or records, and to conduct deliberations with persons designated by the Board to negotiate real property transactions. The executive session is being held pursuant to ORS 192.660(2)(e) and ORS 192.660(2)(f). Further pursuant to ORS 192.660(2)(f), a public body "has the authority to meet in executive session to obtain other professional legal services from its legal counsel." Or. Dept of Justice, Attorney General's Public Records and Meetings Manual 2019: Public Meetings, Voting § (E)(1)(h) ORS 192.660 subsection 5 When a governing body convenes an executive session under subsection (2)(h) of this section relating to conferring with counsel on current litigation or litigation likely to be filed, the governing body shall bar any member of the news media from attending the executive session if the member of the news media is a party to the litigation or is an employee, agent or contractor of a news media organization that is a party to the litigation.

**Return to Regular Session
Adjourn**

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