



MINUTES
Tuesday, February 28, 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
- John Shafer, Umatilla County
- Don Sampson, CTUIR
- Jeff Wenholz, Morrow County
- Alternate Umatilla County Dan Dorrان, Alternate Port of Umatilla Robert Blanc, Alternate Port of Morrow Joe Taylor, Alternate Morrow County David Sykes

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

Elizabeth Howard, Schwabe - CDA Attorney

Guests Introductions and members of the press: Robert Johnson, Bob Waldher, JR Cook, Patrick Collins, Robert Eckenrode, Bill Key, Mike McBean, Michele Slater, Bill Saporito, Byron Smith, Erica Lasater, Michele Lanigan, Gibb Evans, KC Klosterman, Dan Hester, Ryan DeGrofft,

Consent Agenda

1. Approve CDA Board Meeting Minutes January 24, 2023
2. Approve the CDA- BEO January 2023 Statement \$142,626.71 and QuickBooks January 2023 Balance Sheet and P/L \$142,626.71. Note: 1-5-23 a deposit was made in the amount of \$8,000 for sub-lease by Columbia Basin Farms.
3. Port of Morrow Report on Grant Expenditures through January 2023.

A Motion was made by Mr. Taylor to approve the consent agenda; second by Jeff Wenholz, Motion Carries.

Old Business:

1. Deed Update
2. OLDCC Grant Budget Review April 2023-March 2024 The budget included a new position under Project Manager and included the following: Planning Support Services and an increase in legal support services as well as CDA staff wages and benefits, supplies, office rent and operational expenses. **A Motion was made by Mr. Sampson to approve the 2023-2024 CDA OLDCC Grant Budget, 2nd by Mr. Taylor, Motion Carries.**



3. **Business Oregon – Ryan DeGrofft shared a opportunity about touring a large-scale project at Center Point, a former military installation. The site visit opportunity with Business Oregon may be of help as the CDA develops the depot and learn Center Points success story and they were able to develop the property there. Ryan suggested the month of May for the site visit. Mr. Sampson shared the Center Point website, was very informative. A Motion was approved for staff to work with Mr. DeGrofft and Business Oregon to apply for the funding for a site visit and tour the development, was made by Mr. Sampson; second by Mr. Taylor, Motion Carries.**
4. **Project Letter of Intent**
The CDA board suggested more time to review the project letter. Mr. Sampson shared that a collaboration with the project could be of interest and shared the appreciation for the work this project has accomplished.

New Business

1. **Economic Development Updates by CDA Members A round table of CDA board members shared projects they are working on and recent accomplishments.**

Other:

Mr. Burns with Swanson Insurance Group through Special Districts Insurance shared that the best estimate for an insurance premium would be \$58,000 and once the land becomes annexed into the Hermiston Fire District One the premium would be much less possibly round \$38,000.

Public Comment

Adjourn 2:11pm

Executive Session

There was an Executive Session.

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

There were no further decisions made and the meeting was Adjourned



Columbia Development Authority

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