



Columbia Development Authority

CDA BOARD MINUTES

Date: July 31, 2019

Time: Noon

Port of Umatilla

Welcome and Introductions by Chairman Don Russell

1. General Introductions of those present:

Gail Nelson-Umatilla Economic Development, Darrell Maus-Oregon Military Dept., Tamra Mabbott and Scott Coleman-City of Umatilla, Media/East Oregonian-Jade McDowell, Michele Lanigan-BRAC, Steve Williams- Columbia Basin Farms, Susan Whelan- Stanfield City Council Member, JR Cook-NEOWA. CDA Board Members: Don Russell-Morrow County, Kim Puzey-Port of Umatilla, Bill Elfering-Umatilla County, Bill Tovey-CTUIR, Executive Director Greg Smith, and Assistant Debbie Pedro. Joining the meeting by Conference phone: Ryan Neal- CDA Board Member and Port of Morrow and Jessica Key's-Senator Merkley's office.

AGENDA

Old Business:

1. Approval of meeting minutes of April 5, 2019. Motion by Bill Elfering; second by Kim Puzey all in favor; the motion passes unanimously.

New Business

Greg Smith, Executive Director Update:

1. **Review CDA's Financials**-See Bank of EO Statements April-June 2019. QuickBooks and EO Bank Reconciliation-Balance \$115,533.64. Thank you to Eileen Hendricks and Ryan Neal for maintaining and managing our financial records with the Port of Morrow.
2. **Review of the New Grant 2019-2020.** Budget/First Quarter April-June 2019. It has been suggested by the Port to invoice CDA members after each quarter so that we have a good and accurate account of the 10% match of funds expended for that quarter, in the past it was estimated. Director Smith shared that the budget allows for travel to the BRAC Conferences of which the next one is taking place September 29-October 2nd. An extended invite to the CDA board members would like to go, the CDA staff would be happy to register you for this opportunity. In addition to attending Director Smith would meet with the Pueblo project manager. Director's Kim Puzey and Bill Elfering were interested in attending the forum. Director Smith will request additional assistance from OEA in providing for budgetary support for fire and hazard protection of the land and general liability for the assets on the property that the CDA will be acquiring from the Army.

Director Smith shared that the budget item on office rent may be requesting a conversation with Board member Kim Puzey, chairman and board about maintaining an office at the Port of Umatilla and to

continue to maintain an office at the Port of Morrow. This would be an action item to be brought before the board at a future meeting.

3. **CDA Board of Directors update:**

Morrow County-Renewable Energy projects that will start construction soon.

Survey of buildable land and the county will go out for a RFQ for a building in Irrigon, Battery Storage Facility and Wind projects. MDC approved a credit in collaboration with UEC revolving loan fund to finance a new hotel in Boardman, a local veterinarian will be establishing a large and small animal facility that will be located in Morrow Co., a small retail store in Heppner, MDC may step up with funding for inventory expansion, MCD is also working on investing in the new hotel that will be built in Hermiston. Morrow County just finished a buildable lands survey county wide as the south county is either in a flood plain or on a hill which are not accessible/ buildable. Morrow County is working with the City of Irrigon on a design build for county annex housing, justice and parole, probation building with about 12,500 square feet of office space and about the same in warehouse space, a ground breaking will be planned for the first of the year.

Umatilla County -Bill Elfering shared about the Acquisition of the NEOWA rights to the Amsted pumping station pipeline and the recharge development and will work with the County and CDA. County is working with the City of Hermiston in helping to fund the South Industrial Park. This project has some legs and moving forward- Umatilla River Trail Project Echo, Stanfield and Umatilla (Echo to the Columbia River) project for tourism, One Million gallon water tower built as partners with the City of Hermiston on Punkin Center Rd for residential developments with 6 major subdivisions, a new substation was also built Note: 52 acres on diagonal and 10th, 200 acres with 100 lots on East Theater Lane and West Theater Lane 92 lots. The Hayfields sub-division is getting more interest again, a 49-unit apartment complex on SW 6th in Hermiston is currently under construction. The City of Umatilla continues to build with 100 new building permits, Stanfield has 40 new housing lots. Pendleton has 100 Apartment complex being built and 204 units being built in the west Hill area, UAV contracting and development is ongoing, Farm 2 teaching facility and indoor arena facility at BMCC, Pendleton Round-up will be building new admin. building across from the Round-up grounds at the old Albertsons property, the Round-up has also purchased land to the west for future development. Amazon projects continue to grow and build outs are ongoing. Lamb Weston in Hermiston is up and running with approx. 150-175 additional employees. UPRR is at a 90% reduction in locomotive work at the hump yard. Airport road is being developed for the Umatilla Co. Fair with the help of state grant funds along with the construction of a new hotel. The road improvements and a new hotel will add to the usability of the facility. UEC, MDC, USDA and Rural Development are partnering on the loan for this the hotel. Renewable energy project of Noland Hills Energy is approved and moving forward.

Port of Umatilla-Kim Puzey

Data Centers are ongoing growth at the Port and that the Port has water supply agreements with those companies. The Port is working with the City of Hermiston at the South Industrial Park area road system if they do a local improvement Dist. with an investment of about \$575,000, the Port may have options to sell the properties that are in conjunction with the roads. The Port has worked with the Tribes and City of Umatilla on the Road that opened up about 635 acres in the Port Industrial area, including about 140 acres owned by the DOC. The Port is also working with the City of Pendleton on a Port planning and Marketing grant that has been approved for the UAV project. The Farm Project. Working with the City of Umatilla and region 5 on the Port of Entry on I-82.

Director Smith shared that there is Real Estate owned by the DOC and about two months ago Kim Puzey contacted Rep. Greg Smith's office to talk about property owned by the DOC and they were able to visit with Director Peters, there will be an additional meeting where they will discuss how to transfer ownership of that property to the Port of Umatilla for future industrial development opportunities.

Port of Morrow-Ryan Neal The Port of Morrow is updating their 10-year strategic plan. Current projects include- a \$7 million expansion on a freezer warehouse to add a cooler room, they are currently working on the clean-up of the old Heppner sawmill site, an expansion of the early Childhood Learning Center in Boardman, funding highway designation and funding for a turn fill there , dredging terminal one, second phase of the new apartment complex in Boardman of 120 units, housing is on the rise with 34 new homes and an additional 62 new homes to be built, there is continued growth and interest of the data centers at the Port Industrial area.

CTUIR-Bill Tovey The new Education Facility will be complete next week with teachers and staff, broadband RFP and engineering work with a loop around the Resort, Government building and Cayuse, with a 2nd phase and tie in to Pendleton on the interstate route looping up Hwy 11, we are looking into whether there are state and federal funds that may be available for the project, working on a energy strategy plan as that is policy driven, a potential solar project, geo thermal, wind, housing development and a project manager for housing services will go out in an RFP. Many projects such as; housing, apartment complex and the mobile home park infrastructure where we may locate a few tiny homes instead of singlewides. Wannapo is receiving state leads such as data center inquiry. New developments: Tribes recently purchased the Pendleton Country Club and Hamley's, CTUIR remodeled the Wild Horse golf club house, it is completed with a full service restaurant, the 1st phase of the resorts projects include the bowling and entertainment center as the groundbreaking was held in June with about a \$30 million investment, then the 2nd phase will be the hotel and conference center future development.

Other Community Updates:

City of Umatilla/Tamra Mabbott-Community Development Director. Projects include the following: An Easement for sewer system as the land use paperwork has been done. Infrastructure planning and working with property owners from the east and the south of Umatilla. In the next few years Umatilla could have appx. 500 new homes built in that area. The City is working to develop the non-potable water right for Umatilla and recently finished a residential analysis that was very positive. The need for 23cfs must be a rainy system and the Oregon Water Resources may have funding for the project. Large industrial area called the west project just started a couple of weeks ago that has wastewater from the data centers. The City of Umatilla would like to partner with the CDA and any other groups that would like to with future projects and opportunities. JR Cook asked about rainwater system said that they are off systems and will have to drill wells.

Stanfield-Susan Whelan Stanfield City Council member updated us on their current search for a new city manager and shared that currently the Interim city managers are city council members. Stanfield is optimistic about the future with land and water availability. Hwy 395 and I-84 rezoning project of 40 acres for future development opportunities. The former city manager started some good things, moving forward Stanfield is looking for a new City Manager with a vision for their community. Stanfield has infrastructure, water and sewer. They look forward to participating in the CDA board meetings.

Director Smith offered that the CDA can write letters of support for CDA members that are working on economic development state leads.

Director Smith recently spoke to Dave Stucky with the Oregon Military Dept. and Brad Baird with Anderson Perry and Associates to discuss infrastructure needs at the depot. Dave Stucky shared that the National Guard will be working on water infrastructure and fire water suppression needs of their operations at the depot. Director Smith shared the reason for a separate system is for a national concern and availability. CDA will be at the table with the Oregon National Guard as they begin planning for infrastructure. The CDA partners are encouraged to join in their planning sessions.

Bill Elfering asked if the guard has the latitude to consider other partners. The Guard is concerned with national interest and this is one of the reasons they will have a self-contained system for Military use only. Director Smith will extend an invite as this progress moves forward for the CDA.

The Programmatic Agreement is moving forward. Southern Oregon Trail section while working through the Section 106, SHPO was supportive on the agreement on how best to preserve that section of the Oregon Trail.

Once the PA has gone through the BRAC processes the Army will be available to the to share it with CDA for review. With minimum impact to the trail, the North Oregon Trail section will be preserved entirely. Consensus on the Oregon Trail sections, Explosion site, Fall-out Shelter and two Igloos for preservation; those areas that the CDA will be working together with the Oregon Trail Advisory Committee, local museums, Tribes in future sub-committee meetings. Morrow County/South Oregon Trail section will the length of two football fields in size, interpretive panels and kiosk area overlooking the trail and a parking lot. CDA will share historical information with the Umatilla and Morrow Counties historical Museums as well. The Northern Oregon Trail section will be managed by CTUIR.

The board will help in forming two or three sub committees.

Sub-committee of the Oregon Trail and Sub-committee ODOT off ramp I-82 and Water design layout sub-committee.

1. Preservation of the Oregon Trail, Cultural and Historic properties.
2. Water infrastructure
3. ODOT off ramp at I-82

Business Oregon projects leads and interested parties have toured the depot recently. The CDA real estate will not be in competition with the CDA partners but would be an alternative to those properties owned by the counties, ports and CTUIR.

Director Smith would like the partners council on this upcoming tour on August 13th project Elva – maximum employees with 1200 or more jobs and have asked Business Oregon what employee wages and salaries would be. Director Smith asked how would a business of this size impact our communities, schools, infrastructure and housing.

Chairman Russell suggested that the CDA could set a wage requirement. Commissioner Elfering. Suggested that companies should be willing to pay a higher pay scale in order to attract employees. Director Puzey suggested companies should do their research and when they come to visit, they are well informed of the area and workforce needs in our region.

Director Smith shared that Assistant Debbie Pedro will be attending the NW Economic Development Course in Ellensburg, WA the week of August 19th.

Note: January the CDA should look at what a regional stem center might look like, there is approximately one million in excellent equipment at the Mechanic Shop located at the Demi site. Director Elfering asked if the idea might be similar to the Columbia County Center? Yes, similar to that facility. Director Smith thought the CDA could collaborate with local entities and develop a program for our region. Director Smith asked Chairman Don Russell. to consider how the CDA could we use those resources as we begin to plan for future development of that site.

Chairman Russell shared that Morrow County has an agreement with an organization and that agreement includes a STEM program that would benefit Morrow Counties Schools.

Director Smith **Thank you** to the Port of Morrow for their expertise in helping to develop the new CDA website

- Public Comments
- Other Discussion for the Good of the Order
- Regular Board Meeting Adjournment 1:05pm

Chairman Don Russell

Executive Session Announcement

Pursuant to notice made by press release to newspapers of general and local circulation through the state and emailed to persons on the mailing list of the Columbia Development Authority (CDA). This Executive Board meeting of the Columbia Development Authority was held at the Port of Morrow.

There may or may not be a vote by the CDA board of directors following the Executive Board meeting today. All those interested are invited to stay in the adjacent room, until further notice.

Regular board meeting reconvened at 1:59pm

Sub-Lease Agreement and Sale of the 40-acre Farmland.

Motion: The new Sub-lease agreement will be renewed for 5 years at \$8,000.00 per year, with an additional 5-year extension with \$8,000.00 annual lease payments per year. A total of 10-year lease payment of \$80,000.00 would be paid in full by Columbia Basin Farming to the CDA and that 100% of the lease amount paid would go towards the \$80,000.00 purchase price. Beginning at the 11th year if the transfer of the property from the Army to the CDA has not been completed then the lease amount will be for \$1.00 per year until the transfer occurs.

Motion by Kim Puzey; 2nd by Bill Elfering, all in favor, the motion passes unanimously.

Regular Board adjourned: 2:01pm

The CDA will set regular bi-monthly board meeting dates beginning in October. Everyone checked their calendar to confirm next meeting date as Monday, October the 14th at noon. Commissioner Elfering offered the Stafford Hansell Building for a meeting place.

Note: MOA between the CDA and CTUIR was signed.