



8:05am

CDA Executive Director Greg Smith introduced CDA Infrastructure Sub-Committee Chairman Kim Puzey

Mr. Puzey

Welcome, Introductions and read the following:

Analyze existing conditions and assets of the site to determine the opportunities for development and constraints to be addressed. • Determine the highest and best land uses for the property that reflect core value to the area • Maximize opportunities for economic development and job creation. • Create a phased, focused, market-based and funded Implementation Strategy for long-term success. Focus at this meeting will be primarily the east side of the depot property.

Note: Maps are provided by various partners-thank you. Anderson Perry & Associates will be providing maps we can mark-up as we plan.

Industrial property needs: Access to Property, Roads, Gas, Electricity, Fiber and Communications, Water/Wastewater, Fire Suppression, other (Oregon Trail), Fencing

CDA Director Smith that several folks have asked the CDA how to move forward and shared about our first meeting, that was in relationship to what is important to each entity, as we move in to today's meeting with a broader scope. The CDA board of directors approved \$25,000 to obtain a civil engineer, to plan for the future development at the depot. Director Smith has asked Brad Baird with Anderson Perry & Associates to serve as our engineering staff moving forward.

Mr. Puzey began the meeting by discussing funding roads as a starting point for this meeting:

- **Roads:** Mr. Patterson w/Oregon Department of Transportation: The CDA is starting off with HB2017 in which the Oregon Legislature awarded \$7 Million to the CDA to build roads.

**Funding Sources:** Connect Oregon is a funding re-source that are a non-highway funding opportunity. Opportunity Fund is a potential funding op, this fund is successful with job creation, contact Business Oregon-Scott Fairly for more information on this. Capital Improvement and modernization projects can be awarded up to \$2 Million with the Build Grant program. The Port of Morrow is a success story with the Build Grant. Ms. Mittlesdorf shared about the Port of Morrows ten-year endeavor and at least four grant applications before receiving the grant. Ms. Mittlesdorf suggested working with Tucker Billman w/Walden's office and w/CFM/Kirby Garrett. Mr. Neal with the Port of Morrow said that they would share any materials with the CDA as the grant process is very intensive. Mr. Neal shared that there can be non-federal funding for matching these grants. State dollars can match with the Build Grant program. Director Smith shared that

it is a long-term strategy to apply for the Build Grant program and it is very competitive and will plan internally for the opportunity.

Mr. Neal asked is the HB2017 \$7 million only intended for the Umatilla County side of the CDA and ODOT thought it is to be used for both sides of the county. Director Smith stated that it is up to the board to decide where the highest and best possible use for those funds to be utilized. Director Smith believes that the Umatilla Co. side of the property would be the best and most usable access point to the property.

Mr. Patterson shared that there is a second \$2 million project that is tied to the Port of Umatilla that would be in conjunction with the CDA's project. These two projects are slated for 2024 construction. Mr. Smith stated that the CDA has a great start with the HB2017 transportation package award.

- **Railroad:** Union Pacific Railroad: Director Smith will be meeting with Mellissa Meier's with UPRR and Emily Grey today, UPRR has expressed acknowledgement and interest in the CDA. Director Smith gave a short synopsis of the tracks at the depot, the base is good but the rail needs improvement, there is a solid base that can be utilized and improved upon. Mr. Russell shared that the Port of Morrow had a rail survey done a few years ago. There is a real need to get the highest and best use of this funding from the State Legislature. Sources may include the Build Grant.
- **Electricity:** Umatilla Electric Cooperative: Ms. Neal shared that she and Mr. Bode looked at where their easement areas are on the depot as well as determining where a sub-station area could be located that UEC would be able to help facilitate the load the depot that the CDA may need in the future. UCE is here to assist. Mr. Cook w/NEOWA has been working with the UEC manager over the past 6 years exploring energy corridors to meet the load demand and to connect UEC renewable energies into the grid. This is a prime time to develop a loop system to meet the load demand of the area. Umatilla and Morrow Counties energy corridor plan. I-84 Loop. There is a rules advisory committee meeting that will meet on October 29<sup>th</sup>. Mr. Cook will keep us informed of the outcome of this meeting.
- **Natural Gas:** Cascade Natural Gas Mr. Coffell shared the location of the gas line that was installed for the Demil operations. The line starts at the north end of the CDA property to the mid-section of the property and ends at the Demil site. This gas pipeline has been decommissioned. Mr. Coffell shared the status is non-useable and hasn't been maintained. Cascade has to abide by Rule 7 regulation. This means that Cascade would prefer to first have a customer that would need a certain size and shape to accommodate their needs (customer build line). Mr. Elfering asked about the use of the current pipe, is the pipe useable. Mr. Coffell said Cascade Natural Gas would not be able to use the current gas line, as it is no longer in use and are not willing to take on the old line, if it were it would all be metered unites. Mr. Puzey asked if they would just leave the pipe in the ground as an abandon pipe and build next to it? Mr. Coffell shared that it would be very costly to remove the pipe, it would be left in the ground as an abandon pipe. The CDA will be the owner and that cost would be up to the CDA. Director Smith asked about the status of the pipe. Mr. Coffell said that Cascade Natural Gas was actually there when the pipe was purged and cleaned. Director Smith asked are there any

environmental issues or contamination with the old line? Mr. Coffell shared that the pipeline has been purged and is 100% clean and safe to leave in the ground.

- **Telecommunications/Fiber:** Mr. Hobart with Eastern Oregon Telecom does not have any sizing issues and EOT would be happy to provide fiber and communications lines with no issues. They can go in the ditch or overhead and anytime a ditch is open they would like to know. Reliability in ground is much better. Director Smith shared that the CDA will need to communicate with the Tribes as we plan for this, Director Smith said Anderson Perry can reach out to Greg Flowers per Mr. Tovey.

- **Access/Security** to property once transfer occurs: BRAC/Ms. Lanigan shared that the South East corner at the I84&I82 interchange will be the access for CDA, it is currently locked up and secure. Once the property transfers there will be access there, also there is land that will belongs to the CDA that runs along the railroad tracks in both directions. This access would be available to the Morrow County side of the property. Director Smith shared that the Patterson Ferry access is what Morrow County is developing for their future access to the property in Morrow County.

Director Smith shared that the City manager of Irrigon would like to have access from the north side the depot property line for future consideration. Ms. Mittlesdorf suggested that the CDA consider the City of Irrigon access for future development, since the ONG will be working securing their portion of the property.

Mr. Puzey asked about security fences that are there right now, and is there a timeline to completing the security fencing. OMD Mr. Hutchinson said for a period of time there will not be much separation and that there is not enough funding to fence the entire 7500-acre NG facility. Fencing will continue to be ongoing at the depot. Mr. Hutchinson shared that the Military Department has pulled in and allowed for 60ft easement on north and western side to allow for utilities. Ms. Mittelsdorf shared that 60 ft all down the west side should be sufficient for the Ports use. If there are any issues with access as we move forward, both the CDA and OMD will continue to work together and communicate through this process. We will need to realize that there are ongoing activities with the Oregon National Guard training center at the depot and continue to monitor the progress for secure fencing as the CDA starts to develop the land. Mr. Hutchinson shared that there is not enough funding right now to completely fence the 7500-acre training facility. Director Smith is asking that the CDA and CTUIR communicate on the accesses as we all build out and that a portion of the property that will go to CTUIR will need be accessible. There will also need to be future discussions between Morrow County, OMD-Mr. Stucky and Mr. Hutchinson on the future planning and access on the Morrow County side of the property. Mr. Tovey shared that CTUIR just completed the survey on the property that will be transferred to them by the CDA, in their planning, they built in a temporary access through the main gate, while this is a temporary access until the work at the interstate section is complete. Mr. Puzey shared that the CDA would like to partner with the ONG if possible as we begin to plan for access.

- **Funding Opportunities:** Mr. Puzey shared that the National Guard has some funding available for fencing and that the CDA would like to partner with OMD as we look to

secure the depot after transfer. Note: Ms. Mittelsdoft thought that the Federal Homeland Security Grant could be a funding source for the fencing of depot parcels.

- **Potable/Non-Potable Water-**Mr. Neal said they are well on their way on the westside to take from their existing water system they will have potable and non-potable water. waste water lines to I-84 and the Paterson Ferry area. The Port of Morrow has the access for their west side of the depot. Greg said there are multiple entities that can provide the services, but the CDA needs to make sure we are good fiduciary stewards, as we look to provide water resources to the depot property. The city of Hermiston and City of Umatilla, as well as Umatilla Co are willing to work with the CDA. Mr. Smith shared that the CDA also has their own water rights and will have to see how to utilize this. Elfering said there will be water from the central pipeline to the depot it will be untreated water and it can be remedied; this water could go to the recharge area which then can be potable water.
- **Water:** Director Smith shared that with the water rights on the depot there may not have enough water for more than two data centers. Mr. Cook said once we get the information this might be an opportunity to have other people use the system. Funding packages of federal appropriations. Ground water rights for the demand at the depot are not sufficient for future development of more than 2.5 data centers. Regulations and sustainable way to serve the industrial area. Ground water curtailment. Amstead Farms is working with the County as Amsted's own a permitted substation with easements across his farm. The county will have access to the pipeline to the depot. This access of potable water, and shared that the CDA would need more water to meet the demands of the data centers. Aqua recharge area on the depot is and the Scope of work shared by Mr. Cook. Director Smith shared with Morrow county that the CDA is here to assist you, but understand that you are well on your way with a plan. Umatilla county side the CDA will need to make the best decision and look at the development of the CDA's own water rights. The CDA will need to take a logical analysis of its water rights. JR said there is funding available to the county that is significant to the development of water. Ms. Mabbott said that eventually the CDA needs to decide how to move forward on their waste water, and water to the depot, Ms. Mabbott shared that the City of Umatilla is spending money towards planning. Mr. Smith said that before the CDA purchases water we need to find out how to use the CDA water rights. Ultimately the CDA board will need to decide the best opportunity for the depot property. Ms. Mabbott asked how is the CDA going to move forward and if the City of Umatilla is spending a considerable amount of money for the development to bring water out to the depot the City is needing to know soon. Mr. Puzey shared that we understand the urgency of this. Director Smith said that again the CDA has a fiduciary duty to determine the best options and that we will have to bring all the experts together in the near future. Mr. Puzey shared that the CDA is going to hire someone that is not involved with the depot in any way to help us make the best decision.
- **Sanitary and Industrial Wastewater:** Mr. Neal said that Morrow County will develop from their current lines and that they already situated to I 84 as well as a plan moving forward.

- Mr. Elfering said they have a pipeline coming down to the property and to the recharge area that will provide water to the depot. Mr. Amstead shared that they have a federally permitted pipe and that there would need to be a purchase from Amsteads if the county intends to use this access.
- **Igloos:** Mr. Puzey shared the CDA is aware of the development of the igloos at the Pueblo project. The Igloos could either be repurposed and/or demolished. Also, where would the funding come from for these projects? Director Smith said that the CDA has had many inquiries about all kinds of uses, there are many possibilities. The Pueblo site has retrofitted the doors with roll up doors and rented each one for 1200.00 per year. Every time they rent the igloo for 1200.00, they would purchase another rollup door. #1 it enhances the look and an income stream. CDA board will need to decide if they want to research this idea for a revenue stream, it is effectively self-storage opportunity. Ms. Lanigan said that we only have about 20 double door igloos. They researched 7 doors and there is asbestos, BRAC assumes that all the doors have asbestos. Also, when you give up the doors on the igloos, they will not be as tight, because currently they are so tight that there is no dust and no rodents, currently the seal is very tight. Director Smith said that we need to think about the potential revenue stream.
- **Buildings:** Mr. Puzey asked about the buildings on the west side. Mr. Russell thought they should be demolished. Director Smith said many folks have asked about the wood and the value that those resources may have as we look to recycle the timbers. Director Smith said that people would like to use them for drying certain agricultural products. Mr. Russell said that they would like to demo the buildings. Ms. Lanigan said that the building the Army took down that they recycled the wood to help defer the cost.
- **Other:** Ms. Lanigan said there are areas of land use controls, use permits and that the Army is working with the EPA and environmental issues and there may be some areas of concern with water. There are some studies not complete on the plum area and a potential larger fence around the former land fill area.
- Water support for the **Wildlife Habitat area** Mr. Tovey said he understood that there was not too much that will be needed for this. Director Smith shared that the CDA would make sure there would be water availability for a future visitor center. Wildlife Habitat will need a water resource for the wildlife in this area.
- **Fire Protection/Fire Suppression System:** Mr. Stanton said that Hydrant location will be important and water flow needs to the depot and a fixed system. Greg said this is number one risk is fire, once the depot transfers, we need to be prepared. Scott and CDA will need to talk about this. Mr. Puzey asked who will provide adequate pressure. Greg shared as a board we should make sure they have the funding they need to keep us secure.
- **Safety and Security:** Mr. Puzey said that we understand there will be ongoing issues with the Oregon Military Department as we work towards this issue. There are grants through Homeland Security. The CDA will not want people to have access unless authorized, there will be ongoing National Guard training. How much public access will be available?
- **Water:** Mr. Cook w/NEOWA reported that Skeeter Amstead of Amstead Farms will have a pipeline to the depot and it could be a potable water resource. Director Smith

shared referring to the Umatilla County side of the depot, that the CDA board will have to determine the most fiduciary opportunity and most logical source of water for industrial use including the CDA's own water rights. Mr. Byron Smith shared that the City of Hermiston is open to working on a solution. Mr. Coleman said that the City of Umatilla is well staged to develop a pipeline to the NE section of the depot property. The Ordnance area is blessed since not much has been developed. The ground water development is an issue though.

Director Smith said if we do this correctly it can be a win win for everyone. Mr. Elfering is happy there are multiple resources available as we consider the development of infrastructure at the depot. NOWA ground water is declining and the county recharge and urban water rights and say regulation. Basalt and ground water rights in that area and large-scale operations but a sustainable solution. Ms. Mabbott asked that the CDA to consider a development plan, sizing matters when planning. Director Smith said we need to determine the CDA own water rights out at the depot and how do we utilize those correctly moving forward. Once that is determined then the outcome will be presented to the CDA board, as to the very best use of those rights.

**Other:**

- Ms. Lanigan shared that there are Land use controls in the industrial area and EPA issues in some areas, including the plume section. There are other ongoing discussions on the landfill area, there may be a larger boundary imposed there.
- Mr. Patterson ODOT/ TGM might be helpful talk with Ms. Mabbott.
- Mr. Hutchinson asked ODOT if those signs on the Hwy could be changed to reflect the new name of the facility. The Oregon Military Department would like the signs to read as the National Guard Training Site.

**Oregon Trail** – Mr. Baskins shared a proposal on the Oregon Trail (see attached). OHTAC has concerns with access and security as OHTAC is interested in protecting the Oregon Trail Sections and the National Guard property. Mr. Baskins shared that he thought that he was attending another meeting. He shared a flyer which he passed out to the group, which included three recommendations for the Oregon Trail segments located on the depot. Mr. Baskins directed everyone's attention to #2 in the recommendations section of the letter OCTA and OHTAC presented. For the Section of the Trail east of the administration area, a segment from the intersection of the Trail which crosses Locust Road, 250 feet of the Trail east of the intersection with 200-foot buffer on each side. It is a significant segment within the heritage corridor of the Trail. OCTA and OHTAC thinks this place should be the heritage site, for interpretive panels. It will be easier to maintain, allow public access, and not pose potential problems for the National Guard. OHTAC and OCTA would like to put this on the table. Mr. Pambrun, Mr. Baskins, and OHTAC Attorney Mr. Clark.

**Notes:**

Century Link and Verizon are working on lines at the southern boundary that will go under the freeway to connect to the depot OMD.

RFP would need to go out for future services.

Invite Wind Wave to future meetings.

Draft survey work has been done by CTUIR and will be shared at the next board meeting. It is about 4040 acres and shows the easements allow through CTUIR land.

The existing water rights will be enough to serve future employees at the depot.

Funding for water and sewer development and road infrastructure.

**CDA** - The goal is to bring economic vitality to the surrounding areas with high paying jobs and professional wages in the areas of: scientific, and technical services, educational and training; renewable energy, management; manufacturing; construction; wholesale trade; finance; transportation and warehousing are potential job growth opportunities at the Depot site.

Our advantage is the location of the property, large parcels and logistics by road, rail, water and air.

Access to:

Hwy I-84 & I-82

Columbia River Ports of Umatilla and Morrow Counties

Union Pacific RR

Airports in Hermiston, Pasco and Pendleton

Workforce area includes: Hermiston, Umatilla, Stanfield, Echo, Boardman, Pendleton, La Grande, Tri Cities, Walla Walla, Heppner, Lexington, Ione, Arlington. Counties of Umatilla, Morrow, Union, Benton, Franklin and Walla Walla.

**Adjourn meeting regular board meeting at 9:21**

• **Recess for Executive Session Announcement**

The Columbia Development Authority may meet in executive session pursuant to ORS 192.660(2)(e), which allows the CDA to meet in executive session to discuss property negotiations.

**Note:**

Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on or otherwise disclose any of the deliberations or anything said about these subjects during the executive session, except to state the general subject of the session as previously announced.

**Executive Board mtg convened at 9:22am**

**Adjourn Executive Board mtg Adjourned at 9:37am**

**Regular Board meeting convened at 9:39am**

**There was no vote to discuss when returning to the regular board meeting.**

**Phase One:** Mr. Baird with Anderson Perry and Associates will develop a tentative rough draft layout. He will also reach out to people attending this meeting if needed.

Mr. Baird would like the Port of Umatilla and Port of Morrow to determine the result of their current users of acreage for future development of CDA property planning.

To be determined

Phase Two:

Phase Three:

**Regular Board meeting is Adjourned 9:45am**