



**Agenda**  
**Tuesday, November 28, 2023**  
**1pm**  
**Columbia Development Authority**  
**Board Meeting**  
**Port of Morrow Commissioners Boardroom**  
**Two Marine Drive, Boardman, Oregon**

Note: Please join us by Zoom or In Person

**Welcome and Greetings from Chairman Kim Puzey**  
**Introductions**

**CDA Board Members:**

- Chairman, Kim Puzey, Port of Umatilla
- Vice Chair, Lisa Mittelsdorf, Port of Morrow
- 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 CTUIR Kat Brigham, Alternate Morrow County David Sykes

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

**Guests Introductions** and members of the press:

**Consent Agenda**

1. Approve CDA Board Meeting Minutes October 24,2023  
<https://acrobat.adobe.com/id/urn:aaid:sc:US:de1e9a54-fdb4-4f7f-8ccd-f52f49ac3758>
2. Approve the CDA- BEO October 2023 Statements Balance ending 10-30-2023 \$30,894.29 and QuickBooks reports Balance Sheet, and P/L \$30,894.29 with one outstanding check of \$765.38.  
<https://acrobat.adobe.com/id/urn:aaid:sc:us:33ab2f91-f3d3-4937-b028-227f2a623354>  
<https://acrobat.adobe.com/id/urn:aaid:sc:US:66c5f515-8d4e-469d-9b28-1f12d1e427c3>
3. Port of Morrow Report on Grant Expenditures through October 2023  
<https://acrobat.adobe.com/id/urn:aaid:sc:us:f1197388-d2ff-4844-a73b-9f299932da32>



**Update:**

1. MASTER and STRATEGIC PLAN Progress and Map Director Smith and Engineer of Record Fred Ziari
2. Anderson Perry Road Design

**Action Items**

1. Emergency Response and Protection Services MOU Updated  
<https://acrobat.adobe.com/id/urn:aaid:sc:US:30125b46-6edc-421e-b72b-484b618541d0>
2. Insurance Update  
<https://acrobat.adobe.com/id/urn:aaid:sc:US:2e65d860-41b8-4084-8c7f-a54801570ee3>
3. Project and Land Agreement

**Old Business:**

1. 640 Acres

**New Business**

1. Line of Credit
2. Employee Performance
3. Future Direction of the CDA
4. Negotiation of Real Estate
5. Economic Development Updates by CDA Members

**Other:**

Zoom December CDA Board Meeting-A/P 10% Road Design Review

Public Comment Period:

**Adjourn**

**Executive Session**

**There will be 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*



## Columbia Development Authority

*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.*

### Join Zoom Meeting

<https://us02web.zoom.us/j/84034775464?pwd=aDRaTlVSZXZkdzUrbFhHZDRvazA1Zz09>

Meeting ID: 840 3477 5464

Passcode: 039461

One tap mobile

+12532158782,,84034775464#,,,,\*039461# US (Tacoma)

+13462487799,,84034775464#,,,,\*039461# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC)

Meeting ID: 840 3477 5464

Passcode: 039461

Find your local number: <https://us02web.zoom.us/j/kcbsgcSpW4>