



Columbia Development Authority

MINUTES
CDA Board Meeting
Date: July 23, 2020
1:15pm

CDA Conference Line 541-249-5577 no pin required

Welcome and greetings from Chairman Don Russell

General Introductions of guests or members of the press join by phone

CDA Board Members Present:

Chairman Don Russell, Morrow County

Bill Tovey, CTUIR

Kim Puzey, Port of Umatilla

Bill Elfering, Umatilla County

Ryan Neal, Port of Morrow

Jim Doherty, Alternate Morrow County

Gail Nelson, Alternate Umatilla County

CDA Staff Present: Greg Smith, CDA Director, Debbie Pedro, CDA Admin, Ed Orloski Contractor.

CDA Attorney: Loren Snow

Guests Present: UEC-John Shafer-Umatilla Co Commissioner, Byron Smith-City of Hermiston, Steve Williams-Columbia Basin Farms, Ryan DeGrofft Business Oregon, Jessica Keys-Senator Merkley, JR Cook-NEOWA, Robert Echenrode-UEC.

- Old Business

1. Approval of CDA Board Meeting Minutes June 4, 2020

Motion to approve June 4, 2020 Minutes was moved by Mr. Tovey and 2nd by Mr. Puzey all in favor; the motion passes unanimously.

- New Business

Greg Smith Executive Director Update:

1. Review of CDA's Financial Statements May and June 2020

- **May 2020** the CDA checking account started out with 123,302.98, two checks were written to Ed Orloski for contract services with an ending balance of **\$115,802.98**.

June 2020 beginning balance was \$115,802.98 three checks were written, two checks to Ed Orloski for contract services of \$7500.00 and one check to the East Oregonian for advertising for a total of \$8,000.00 with an ending balance of **\$107,802.98**. **Note:** QuickBooks accounting and BEO bank statements balance \$107,802.98 May-June 2020.

- **Quarterly Budget Review**

Motion to approve the May and June 2020 BEO Checking Account and CDA QuickBooks accounting balances upon review and the CDA quarterly budget report was moved by Mr. Neal and 2nd by Mr. Tovey all in favor; the motion passes unanimously.

2. Economic Development Update by CDA Board Members-**was taken off the agenda for this meeting.**

- Other Discussion for the Good of the Order

Public Comment:

Mr. Shafer discussed the need for a water easement on the eastside of the property and reason Umatilla Co. is looking for a resolution from the CDA board is that it would make it



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a lot easier to apply for grants and funding, without a firm letter of support they will likely not qualify for funding.

Mr. Cook with NEOWA shared his affiliation with WID with the water line project and the contract with Farmers Conservation Alliance on a funding package. They have been hearing that the Federal programs they are working on even though it is assumed that the County will be able to run their line on the East line of the depot, the people holding the purse strings will need something more formal. He thinks that if the County and CDA works together because there is a lot of opportunities for funding right now. The central project has been renamed to the Ordinance Water Supply and Aqua Restoration Project. We understanding that the CDA is not the land owner yet and that a formal recognition that upon transfer that an easement would be granted is what they are looking for. The map that shows the blue whale like figure shows the area of the aquifer and the amount of winter recharge out of the Columbia River. There are three items that can come out of this one being address some of the nitrate issues, restore the ordinance aquifer and potentially accommodate new development that is currently limited by the critical groundwater area. They will do whatever they can to make sure that the recharge and pipelines, minimize any potential impacts for future developments at the industrial sites.

There were no other public comments during the meeting.

- Adjournment
- 1:34pm

At this time Chairman Russell moved the meeting into an Executive Session with a two-minute break.

Note: If the CDA Executive board makes a decision that will need to be voted on, the board meeting may reconvene for the vote.

- **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.

Board meeting reconvened at 2:08pm

Motion was moved by Ms. Nelson to have CDA legal counsel make recommendations for the board to consider on the language that will help Mr. Cook along with Umatilla County attain grants and funding for the water pipeline project and in the 150 foot easement space that they would like 60 feet wide easement and report back to the CDA board and the motion was 2nd by Mr. Puzey all in favor; the motion passes unanimously.

Other:

- Boardman and Hermiston Police Chief's, met with CDA about utilizing the National Guard Shooting range for practice as well as utilizing an igloo.
- Mr. Puzey made a suggestion to retain Mr. Russell as the Chairman of the CDA board for another year to keep continuity as we move into the transfer of the property. Motion was moved by Mr. Puzey and the motion was 2nd by Mr. Tovey to retain Mr. Russell as the Chairman of the CDA board all in favor; the motion passes



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unanimously. Motion was made by Mr. Neal to retain Mr. Tovey as the Vice Chairman of the CDA board for another year the motion was 2nd by Mr. Puzey all in favor; the motion passes unanimously.

Board Adjourned 2:21pm