



Columbia Development Authority

CDA Board Meeting MINUTES

Date: June 4, 2020

1-3pm

Via Zoom

Welcome and greetings from Chairman **Don Russell**

General Introductions of guests or members of the press joins by Zoom or phone

CDA Board Members Present:

Chairman Don Russell, Morrow County

Bill Elfering, Umatilla County

Bill Tovey, CTUIR

Kim Puzey, Port of Umatilla

Ryan Neal, Port of Morrow

Lisa Middlesdorf, Alternate 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

Loren Snow CDA Attorney

Guests Present:

Brad Baird, Anderson Perry and Associates

Byron Smith, City of Hermiston

Dan Clark, Oregon Trail Advocates

Jade McDowell, EO Media

Jessica Keys, Senator Merkley's EO Rep.

John Shaffer, Umatilla County Commissioner

JR Cook, NEOWA

Michele Lanigan, BRAC

Patrick Collins w/Rep. Greg Smith

Ryan DeGrofft, Business Oregon

Ryan Rea, Congressman Walden's EO Rep.

Tom Roberts, Umatilla County Sheriff Emergency Management Division

Wendall Baskins, Oregon Trail Advocates

- Old Business

1. Approval of CDA Board Meeting Minutes December 12, 2019 and April 9, 2020

2. Approval of CDA Executive Board Meeting Minutes December 12, 2019 and April 9, 2020

Motion to approve the board minutes from Board and Executive meeting minutes of Dec. 12, 2019 and Board and Executive Board Meeting Minutes of April 9, 2020 was moved by **Mr. Elfering, 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-Note CDA QuickBooks report and activity Dec-April and BEO Statements Dec-April balance with QB report. Balance at the end of April is \$123,302.98.



2. Approval-OEA Grant/Budget April 2020-March 2021. The budget was overviewed by the staff and reviewed by the CDA board. Motion to approve OEA April 1, 2020-March 31, 2021 Budget was moved by **Mr. Elfering, 2nd by Mr. Neal, all in favor; the motion passes unanimously.**
3. Economic Development Updates by CDA Board Members.

Mr. Tovey-CTUIR

Recreation center, PPE storage, broadband development, COVID19 emergency response at the reservation. Hiring three new staff in his office, housing projects, flooding funding to provide for housing. Casino reopened on the eleventh. Tribes open fully June 15th.

Bill Elfering-Umatilla County

COVID19, New Auto facility in Hermiston, building continues, flooding, windstorms, potential fires in the mountains. Central irrigation and water recharge project-looking for funding, housing projects, the water tower project is complete in Hermiston.

Kim Puzey-Port of Umatilla

Wetlands Study, Water Management Conservation Plan, land sales pending and construction will take place after those close, Port of Umatilla has a commissioner retiring, there will be a change in leadership.

Ryan Neal-Port of Morrow

COVID19, SAGE center and River Front Center and will reevaluate for an opening day after July 6th. Business as normal, construction on the east beach extension, build portion rail to barge should be done in 30 days, budget process update. the Early Learning Center addition will be complete in October, wind storm displaced about 130 people in Boardman, Digester RandG markets on renewable natural gas, loop system, water system, construction of the Mader/Rust expansion on water reuse.

Don Russell-Morrow County

COVID19-expecting to move into phase two Friday, two wind projects Wheat Ridge and Orchard Winds are under construction, design phase on government building in Irrigon with finish date of construction Sept. 2021, Bond was passed to do a water expansion in the City of Boardman, City of Irrigon street and sewer improvements and a new Hotel is being built in Boardman.

Commissioner Doherty-Livestock price fixing, FSA program, protests may be coming to Boardman.

Mr. Smith

- Emergency board of the Oregon Legislature will Vote for 320-340 Million Cares ACT funding in the State of Oregon and a proposal of 50 Million grant to rural Oregon hospitals.
- UP former RailEX facility at Wallula is closing this may provide opportunity to the Port of Morrow.
 1. BRAC update-Land Use Control EES; CDA sent in their response (easements that are recorded with the counties and LUC Documents went out for 30-day public review on May 7th. A Environmental Condition of the Property (ECP) is required for the FOST and the ECP update should be completed by July and the FOST (Finding of Suitability to Transfer, will include the ECP, environmental, LUC's it covers everything and will have to go out for a 30 day public review period and should be ready by September. The Programmatic Agreement and the Army-CDA MOA will be reviewed and approved by the Office of General Council and the Exhibits to the PA are currently under review by ELD.



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Ms. Lanigan-CDA has a lease with the Army and may lease the igloos in A block, BRAC has leased 2 igloos to the Umatilla Co Medical Emergency. BRAC has replaced Ed Orloski with Jennifer Solomon.

2. Oregon Military Department update: CDA staff met with Mr. Stan Hutchinson on May 13th:
Mr. Hutchinson update: Recent storm took down, trees, powerlines, roofs at the depot. Three small fires were caused by lightening on the Boardman Bombing Range. Water well connections, loop system and fill stations for wildlands as well, sewer treatment facility, renovation on barracks, the new school house for training is completed. COVID19 all training ceased. Electricity will be underground, demo underway with the igloos in block G and old WWII buildings, a fence line will be constructed on the southern boarder of ONG property, an igloo door will be donated to the CDA for the Umatilla Co. Museum, Boardman Bombing range project.
3. Infrastructure Strategic Planning/CDA met on May 6th with UEC, Cascade Natural Gas, Anderson Perry & Associates and Rail Pros at the direction of the CDA board meeting on April 9th. 2nd meeting was this morning. UEC Powerline easement and an outline assets/opportunities are being planned and designed and will be presented to the board. This group met with a company who has expressed interest in the property at this mornings meeting. This group will be working with Rail Pros to provide expertise to the project. Other: the recharge water project and joint project with the Tribes are also part of the overall infrastructure plan.
4. Two Igloos are being used by Umatilla County Sheriff Emergency Management Division to store disaster emergency supplies. Mr. Roberts shared that PPP and other emergency items have been transferred to the two igloos at the depot. In addition they are asking for a CDA assist with the COVID response on lighting equipment. CDA staff will follow up with Mr. Roberts. The CDA board authorizes Mr. Smith to move forward to facilitate the use of the equipment requested. **Motion by Mr. Puzey and 2nd by Mr. Tovey, all in favor; the motion passes unanimously.**
5. Sublease for one igloo to Bay West.
6. Changes in leadership contacts at Corp of Engineers and personal at BRAC.

- Other Discussion for the Good of the Order-none

Public Comment:

Mr. Clark w/Oregon Trail Advocates asked for copies of the minutes and wondered if there was an online packet that could be available to the public.

Mr. Baskins w/Oregon Trail Advocates shared that over the last few months they have sent correspondence to BRAC or CDA and have made proposals and would like to hear some feedback from the CDA. They are still trying to cooperate and asked what that cooperation would look like? Mr. Smith shared that the CDA is looking forward to working with the Oregon Trail Advocates, as we collaborate on the historical details and develop the kiosk panels at the Southern Oregon Trail section in Morrow Co. This will happen once the depot property is transferred from the Army to the CDA. Mr. Baskins said they would like to be included in the conversations.

- Adjournment 2:21pm