



Columbia Development Authority

MINUTES

CDA Zoom Board Meeting

Date: Monday, July 26, 2021

Noon

Join Zoom Meeting

<https://us02web.zoom.us/j/82608520867?pwd=dDJnMWJzVHI3Mik1UGpRU1cxOFNjUT09>

Meeting ID: 826 0852 0867

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Welcome and greetings from Don Russell-**Note it was voted on and noted that Don Russell is an Alternate and will not preside over the meeting as Chairman, see notes below.**

The meeting was called to order by Don Russell at 12:06pm

- **CDA Board Members Present:**

- Don Russell, Morrow County Alternate-Note a change to have Vice Chairman lead the Board meeting at Mr. Russell is no longer chairman of the CDA board. Mr. Russell did open the meeting, which started the conversation by Mr. Doherty to note the change in agenda.
- Vice Chairman Bill Tovey, CTUIR
- Kim Puzey, Port of Umatilla
- John Shafer, Umatilla County
- Jim Doherty, Morrow County
- Lisa Mittelsdorf, Alternate Port of Morrow
- Gail Nelson, Alternate Umatilla County
- Jill Marie-Gavin, Alternate CTUIR
- Robert Blanc, Alternate Port of Umatilla
- **CDA Staff:** Greg Smith, CDA Director, Debbie Pedro, CDA Admin

- General Introductions of guests or members of the press join by Zoom or phone.

Joe Taylor, Michele Lanigan/BRAC, Ryan DeGrofft, Brandey Warburton, JR Cook, Melissa Lindsey, Dave Tovey, Tamra Mabbott, Tom Linear/BRAC, Pete Tubner/BRAC, Stan Hutchinson, John Wenzholz.

- **Old Business**

1. Approval of CDA Board Meeting Minutes April 20, 2021/**John Shafer asked for a change in the way his name is spelled. On the first page of the minutes no c in his name. Call for question by Jim Doherty said that he would like to go back to the minutes and from the last meeting is that we cannot have an Alternate Board member chair the CDA Board, I would like this to be on record that we should address this issue now or at a future board meeting. De do need to have a vote on whether to proceed with the meeting as Mr. Russell in that position. Mr. Russell asked the board if they would**

Two Marine Drive
P.O. Box 200
Boardman, OR 97818
541-481-3693

www.columbiadevelopmentauthority.com



like to have him conduct the meeting or look to the Vice Chairman Bill Tovey to assume the role and run this meeting and future meeting until it can be determined who will be chairman of the board. Mr. Shafer said should we also look at changing this agenda where it reads Chairman Don Russell and change that too. Mr. Doherty said yes, we should note that as well and begin at this meeting. Mr. Smith said you can make that motion now. Mr. Doherty I would like to make the motion to say that Mr. Russell ran the meeting not as chair and changes as noted. Mr. Russell, I will turn the meeting over to Mr. Tovey Vice Chairman of the CDA Board to proceed with the meeting. Mr. Tovey asked for the approval of the minutes.

Motion to approve CDA Minutes of April 20, 2021 with changes as noted, by Mr. Doherty, 2nd Lisa Mittlesdorf all in favor; anyone oppose, none; the motion passes unanimously.

- New Business

Greg Smith Executive Director

1. Review of CDA's Financial Statements April - June 2021. BEO Bank Account had no activity during this time with a balance of \$118,498.98. Both BEO Stmtns and QuickBooks balance. Motion to approve CDA Financials by John Shafer, second by Lisa Mittlesdorf all in favor; anyone oppose, none; the motion passes unanimously. Jim Doherty has a question saying that three months and that Morrow Co paid their 10% and did not see their check in these statements unless there is another account, he is happy to move forward. Ms. Pedro explained that the funds Mr. Doherty is referring to is the 10% match that each CDA member pays on a quarterly basis, the 10% grant match is paid directly to the Port of Morrow as they are the fiscal agent for the CDA. The 10% match is required by the Dept. of Defense as a match to the funding they provide to the CDA, those funds are not deposited into the CDA checking account. Mr. Tovey explained that the CDA checking account is primarily for income received from the depot property leases and other related costs.

- Other New Business

Greg Smith, Executive Director

1. I have asked past board members to join us today to share their experience with the transfer process. I also would like Ms. Lanigan to share with us who will be joining us at the meeting with G-9/BRAC tomorrow. What I wanted to talk about before our meeting tomorrow is the historical and key elements that delayed the transfer of the Army land to the LRA/CDA. Former CDA Board members Gary Neal, John Wenholz, and Dave Tovey have joined us today to give their perspective and I wanted to hear from each of our board members for direction. Ms. Lanigan offered the CDA board to meet with BRAC at the depot. Ms. Lanigan shared that we will be using the new training center at the depot. General Evans is also visiting other sites as well as Umatilla Army Depot. They will primarily be talking about cleanup and the transfer process. Others visiting are Mr. Michael Reheuser, Director, Installation Services, SGM Ulysses Rayford, Senior Enlisted Advisor to the General/DCS, G-9, Mr. Richard Ramsdell, Chief, BRAC Branch which is Mr. Lanigan's boss, MAJ Carolina Cruz, Assistant Executive Officer, DCS G-9. There will be a couple coming from USAC. Mr. Hutchinson will be in attendance as well as Mr. Stuckey and a few more staff. Also, Mark Nepper will be joining from the environmental program. Mr. Smith asked how the day will go



tomorrow- first thing in the morning the agenda starts with OMD and a tour of the depot and ADA area, Oregon Trail, Wildlife area and progress that is occurring at the depot. The Army is having a working lunch with staff and then the CDA will be presenting shortly after. Ms. Lanigan said protocol the General will be at the head of the table and his staff is to the right and CDA will be on the right. The General will have the highest member of the CDA sit to the right of the general. Mr. Smith asked the board how to proceed with who sits where. John thought the five members should be the first five seats. Mr. Shafer asked if the Alternate members could be present, Ms. Lanigan asked for the list of Alternates so they can be added to the list to be admitted at the main gate. Debbie will send the list to her.

Mr. Smith thought the following points would be important to share with BRAC:

1. LRA's past/history
2. Business development and opportunities
3. Ask for a timeline for completion of documents

Mr. Smith asked the CDA Board for how he should proceed at the meeting tomorrow with BRAC? Mr. Shafer would like help with the water pipeline. Mr. Puzey asked about the federal timeline for transfer. Mr. Smith shared that deadline after deadline has been missed and is this an appropriate time to convey that message. Mr. Taylor shared those deadlines and promises that have come and gone. Mr. Russell shared that he agreed that that must be a focus, we want to see this go to local control. Mr. Wenholtz and LRA was in support of the National Guard, and I think it is time they do what they promised us 25-30 years ago. Mr. Gary Neal shared that in 1989, he was asked to participate in this process and that the goal was to give this land back to community control and get the land back on the tax roll. BRAC/Mr. Lineer shared is that the first thing that needs to be done is the environmental documentations, PA Amendment is now out for public review and then signing, then the FONSI and the FOST, the Corp will be drafting the deed. Last time we all talked and that there may be some delay as we must be in compliance with, and all is moving forward. Second quarter of conveyance and may factor in any comments on the public comments with the PA Amendment and may be a variable. The property in the ADA area will transfer could be in two years. Mr. Neal said that if Senator Wyden has a timeline, then we should pursue this. Mr. Lineer shared that he understands these frustrations. He shared the transfer could happen by March 2022 and described the process that BRAC must adhere to. Mr. Tovey shared that the PA Amendment has taken at least 5 years and that he looks to Mr. Dave Tovey share that history. Mr. Tovey shared that the folks that were on the board back in 1993 had every expectation that the transfer would happen while he was on the board. The Tribes wanted to see development on this property, he said the protocol was approved that every member had an opportunity to bring potential projects. Mr. Wenholtz shared that there has been a lot of effort and time on this project and the process needs to move forward. Mr. Smith asked does the board want a strong message to the BRAC, Mr. Puzey said he has been on the board for 27 years and that delays have been happening at least for the past 15 years, Mr. Tovey asked now what is next. Mr. Smith asked the board who would present to BRAC tomorrow, Mr. Tovey said he would like Mr. Smith to present and then the board can fill in as the meeting goes, Mr. Puzey said he thinks Mr. Smith should speak, Mr. Doherty said that hanging in there this long is amazing and that we need to get this in local



control and that he is not the one to give that message and I am happy with Mr. Smith leading the discussion. Mr. Shafer concurred with Mr. Doherty, but is there anything the CDA has done to slow the process down? A delay may have been that the CDA invited the Oregon National Guard back into the process so that they could have a place to train, but that was a good opportunity and that transfer got done for them. Mr. Puzey said we have crossed everything that was asked of the CDA. Mr. Smith said we will share that I will share the correct message. Ms. Nelson asked what will be shared in the presentation- Mr. Smith shared that these are the remaining items that need to be done as well as a review and signatures on the PA, MOU, Deeds. Mr. Tovey asked if we would send the information and presentation to the board and to the alternate members and asked Ms. Lanigan what she would need to include them so they can join us tomorrow. Ms. Pedro shared she sent the list of the folks to Ms. Lanigan.

- Other Discussion for the Good of the Order-There was none.

Public Comment:

Adjourn the meeting: 1:12pm