



MINUTES
Tuesday, January 24, 2023
1pm
Columbia Development Authority
Board Meeting
By ZOOM

Note: please join us by **Zoom**.

Welcome and Greetings from
Introductions CDA Board Members

CDA Board Members:

- Chairman, Kim Puzey, Port of Umatilla
- Vice Chair, Lisa Mittelsdorf, Port of Morrow
- John Shafer, Umatilla County
- Don Sampson, CTUIR
- Jeff Wenzholz, Morrow County
- Alternate Umatilla County Dan Dorran, Alternate Port of Umatilla Robert Blanc, Alternate Port of Morrow Joe Taylor, Alternate Morrow County David Sykes

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

Elizabeth Howard, Schwabe - CDA Attorney

Guests Introductions and members of the press:

Consent Agenda

1. Approve CDA Board Meeting Minutes December 22, 2022, and January 5, 2023, **A motion by Mr. Sampson to approve the December 22, 2022 and January 5, 2023 Minutes; second by Mr. Wenzholz, Motion Carries.**
2. Approve the CDA- BEO December 2022 Statement 134,626.71 and QuickBooks December 2022 Balance Sheet and P/L of 134,626.71 **on 1-5-23 a deposit was made \$8,000 sub-lease by Columbia Basin Farms and as of 1-19-23 which brings the BEO checking account current to 142,626.71. A motion by Mr. Sampson to approve; second by Mr. Wenzholz, Motion Carries.**
3. Port of Morrow Report on Grant Expenditures through December 2022

Old Business:

1. Strategic Plan:
2. SWOT Items of Importance **It was determined that a strategic planning session would be next step and staff can work through some of the items on this list.**
 - a. Agreement to have staff and CDA partners work with Business Oregon on six applications for grant funding. **CDA board members agree this is a good opportunity. Ryan DeGrofft w/Business Oregon will work with staff. Ms. Mittelsdorf thought this would be a good opportunity to bring all the planners together and work session, Mr. Sampson thought a facilitator and experts that would be good to help with the work. Mr. DeGrofft Industrial site**



master planning would be technical and with the help of an engineer. Distinction between Industrial master planning and strategic planning.

- b. OMD/Water Ms. Howard shared OMD has reached out to the CDA, they would like to temporarily retain a portion of the water rights from two wells on Morrow Co. side wells 4 and 5 with approximately 2.22sfs at maximum and up to 7 years per our water rights agreement between the CDA and OMD, at which will later be transferred to CDA. OMD is working with the Oregon Water Resources Dept. so that those water rights will be available for the OMD to use during that time. OMD asked if the CDA would like those water rights available to the CDA's property. There may be a small amount of water available to help with industrial development and will not replace other resources. Would the board like them to proceed with the CDA being included in the process, this is to preserve the water right for the future. Mr. Shafer shared he would like to make sure that this will not impact the farmers in our area. Ms. Mittelsdorf asked about the CDA water rights agreement and asked if all the CDA board could receive those. Note: The water rights agreement was signed in 2016.
3. Project Letter of Interest Ms. Souza shared the interest in the CDA property for future development and potential funding opportunity for the project with DOE. Mr. Smith shared that the CDA is not prepared to sign the agreement as written. Mr. Blanc asked Mr. Smith to share what is his thoughts on the letter. Mr. Smith shared that the CDA does not own the land and cannot enter into any agreements until CDA owns the land. Mr. Sampson shared that a process needs to be put in place for future projects before the CDA makes any decisions. Ms. Mittelsdorf has concern about there being 960 acres of solar on CDA land.

New Business

Mr. Smith shared that that he will be joining the Ports in DC in March. Meetings is scheduled with Congressman and Food Processor

4. Economic Development Updates by CDA Members **There were none.**

Other:

Public Comment

Adjourn

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



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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 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.

Return to Regular Session

Adjourn

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