



MINUTES
Tuesday, June 27, 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 Wenholz, Morrow County
- Alternate Umatilla County Dan Dorrان, Alternate Port of Morrow Joe Taylor, Alternate Morrow County David Sykes

CDA Staff: Debbie Pedro, CDA Assistant, Emily Collins, CDA Planning Coordinator

Guests Introductions and members of the press: Elizabeth Howard, Josh Burns, Ty Lord, Gib Evans, Mark Leeper, Bill Saporito, Brad Baird, Michele Lanigan, Andrea Di Salvo, Byron Smith, Craig Coleman, Tamara Mabbott, Ryan DeGroft, Shannon Souza, Kelly Doherty, Scott Stanton, and Patrick Collins.

Consent Agenda

1. Approve CDA Board Meeting Minutes April 25, 2023.
2. Approve the CDA- BEO April and May 2023 Statement and QuickBooks, Balance Sheet, and P/L May ending balance of \$49,709.03.
3. Port of Morrow Report on Grant Expenditures through May 2023.

A Motion to approve the consent agenda was made by Ms. Mittelsdorf to approve the consent agenda; second by Mr. Wenholz, motion carries.

Action Items:

1. Policies
This item will be moved to the in-person July meeting.
2. RFP for Road Design
Ms. Mittelsdorf motioned to approve the road design RFP to go out on June 28th; seconded by Mr. Shafer, motion carries.



The board has requested to meet with the road design engineer at the start of the design process.

3. Project Agreements – Mr. Wenholz is recusing himself from this vote and alternate, Mr. Sykes, is stepping in.

This item was moved to the Executive Board meeting.

Old Business:

1. Master Planning

This item will be moved to the in-person July meeting.

Emily will set up a meeting with Ryan DeGroft to discuss a Business Oregon infostructure grant.

2. Property Transfer from CDA to CTUIR 4019 update

This item will be moved to the in-person July meeting.

3. Annexation Umatilla County Fire District #1

- Road maintenance - discussion on who will own and maintain the roads at the Depot.

This item will be moved to the in-person July meeting.

4. CDA Celebration Date July 12, 2023, at 10am

Port of Umatilla, CTUIR, Port of Morrow, Morrow County, and Umatilla County have agreed to all contribute \$1,100 each to the CDA Celebration on July 12, 2023.

New Business

1. Five Million Legislative Investment

2. Center Point Review

3. Future Plan and Land Division

This item will be moved to the in-person July meeting.

4. CTUIR Wildlife Management

This item will be moved to the in-person July meeting.

5. CTUIR Farm Project

This item will be moved to the in-person July meeting.

6. Economic Development Updates by CDA Members

Other:

Director Update

Public Comment – Craig Coleman, LUBA will appeal an aggregate pit moving to the CDA. He advised that it competes with the public and will not be in the CDA's best interest.

Adjourn @ 2:32 pm



Executive Session

4. Project Agreements – Mr. Wenholz is recusing himself from this vote and alternate, Mr. Sykes, is stepping in.

Ms. Mittelsdorf raised a concern regarding a project agreement being in direct competition with a business currently in operation at the Port of Morrow. This item will be moved to the in-person July meeting.

Adjourn @ 2:54 pm

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 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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