



Columbia Development Authority

MINUTES

Tuesday, October 24, 2023

1pm

Columbia Development Authority

Board Meeting

Port of Morrow – Board Room

Note: Please join us in person or by Zoom

Welcome and Greetings from Chairman Kim Puzey

Introductions

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 Dorran, Alternate Port of Umatilla Robert Blanc, Alternate Morrow County David Sykes

CDA Staff: Greg Smith, CDA Director, Debbie Pedro, CDA Assistant and Emily Collins Project Coordinator

Guest Introductions and members of the press: Michele Lanigan, Chad Ray, Josh Burns, Robert Echenrode, Shannon Souza, Ryan DeGrofft, Steve Williams, Erika Lasater, Dan Hester, Megan Davchevski, Benjamin Burgener, Matthew Vickery, Patrick Collins, J. Blackman, Umatilla Planning, Kayla Baumgartner, Gibb Evans, Tayla Snapp, JR Cook, Fred Ziari, Leslie Mejia, Rebecca Place, Aaron Palmquist, Margaret Tallmadge, Monica Paradise and Susan Bower.

Consent Agenda

1. Approve CDA Board Meeting Minutes August 22,2023
2. Approve the CDA- BEO August 2023 and September 2023 Statements Balance ending 9-30-2023 \$30,970.61 with one outstanding check of \$765.38 and QuickBooks reports Balance Sheet, and P/L \$30,970.61.
3. Port of Morrow Report on Grant Expenditures through September 2023

A Motion to approve the Consent Agenda was made by Mrs. Lisa Mittelsdorf; second by Mr. Wenholz, Motion Carries.

Update:

1. MASTER and STRATEGIC PLAN Progress Director Smith and Engineer of Record Fred Ziari.

Act

1. Annual Report A motion to approve the Annual Report was made by Don Sampson, seconded by



Mr. Wenholz, Motion Carries.

2. Road Design Contract – **A Motion to approve the Road Design Contract was made by Mr. Sampson; seconded by Mr. Shafer, Motion Carries.**
3. CDA/CTUIR PSA and Legal Lot Agreement – **A Motion to approve the Real Estate Contract of Sale between the CDA and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) bearing today's date, and further move to authorize the Executive Director to file the property line adjustment application with Umatilla County to create the legal parcels of land which is required to close the real estate transactions with the CTUIR and Cleaver Farms, , which will provide 5 lots of record to CTUIR, 13 to CDA, and 1 to Cleaver Farms, was made by Mr. Sampson; seconded by Mr. Shafer, Motion Carries.**
4. Annexation Irrigon Fire District – **A Motion to include the 640-acre farm parcel and the smaller acre parcel into the Irrigon Fire District boundaries, was made by Mrs. Lisa Mittelsdorf; seconded by Mr. Sampson, Motion Carries.**
5. Emergency Response and Protection Services MOU – **The CDA Board has advised the Executive Director to make a clean and updated copy of the MOU, send it to CTUIR to review with their legal counsel, and then bring it forward to the board at a later meeting.**
6. Promissory Note and Invoice
7. Oregon Trail and Explosion Site Construction Est. Invoice
8. Trap Shooting/Gun Club – **The CDA Board has directed the Executive Director to put together a committee to continue having conversations regarding a Trap Shooting/Gun Club on the CDA property.**
9. Project and Land Agreement – **Action item was moved to Executive Session.**

Old Business:

1. EFU 640 Acre Parcel – **The CDA Board has directed the Executive Director to send the existing appraisal on the 640 Acre Parcel to the Board. CTUIR's team of appraisers will take a look at the existing appraisal and advise if a new appraisal needs to be ordered.**
2. Aerial Stills/PA Amendment

New Business:

1. Message from the Chairman
2. November 28th SDAO Board Training ORS190 at 10am, Work Shop Branding the property 11:30am and Board Meeting at 1pm location is at the Port of Morrow – **The CDA Board has directed the Executive Director to invite local cities and special districts to attend the SDAO Board Training ORS190.**
3. RFP Audit Services – **The CDA Board has directed the Executive Director to move forward with the RFP process for Audit Services.**
4. RFI Solar
5. Temporary Road Access Agreement OMD and CDA
6. Economic Development Updates by CDA Members

Other:



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