



Columbia Development Authority

Minutes

Columbia Development Authority Board Mtg

Date: December 12, 2019

Time: 9am

Port of Morrow

Sand Hallow Conference Room

Welcome and greetings from CDA Chairman Don Russell

1. General Introductions in person and joined by phone:

CDA Board Members Present:

Chairman Don Russell, Morrow County

Bill Tovey, CTUIR

Kim Puzey, Port of Umatilla

Bill Elfering, Umatilla County

Ryan Neal, Port of Morrow

Jim Doherty, Alternate Morrow County

Gail Nelson, Alternate Umatilla County

CDA Staff Present: Greg Smith, CDA Director

Debbie Pedro, CDA Admin

Guests Present:

Bruce Zimmerman, CTUIR

John Shaffer, Umatilla County Commissioner

Michele Lanigan, BRAC

Patrick Collins w/Rep. Greg Smith

Steve Williams. Cleaver Farms, LLC

JR Cook, NEOWA

Brad Baird, Anderson Perry and Associates

Darrell Motts, ONG

Wendall Baskins, OHTAC

Scott Coleman, City of Umatilla

Byron Smith, City of Hermiston

Jade McDowell, EO Media

Joining the meeting by conference phone:

Loren Snow, Schwabe, Williamson and Wyatt CDA Attorney

Kathleen Cathey w/Senator Wyden's office

Old Business

1. **Approval of CDA Board Meeting Minutes-** September 5, 2019 and Infrastructure Sub-Committee Meeting Minutes October 15, 2019 Motion to approve both was moved by Mr. Elfering, 2nd by Mr. Tovey all in favor; the motion passes unanimously.



- New Business

Greg Smith Executive Director Update:

1. **Review of CDA's Financial Statements**, Financial Statements for September, October and November 2019 with a beginning balance of 115,533.64. 3 items to note 2 deposits totaling \$613.00 and 1 withdraw \$478.00. Ending balance is \$115,398.64. BEO statements balance with CDA QuickBooks accounting system. Review reconcile with BEO Sept., Oct., and Nov. 2019. Motion to approve was moved by Mr. Neal, 2nd by Mr. Tovey all in favor; the motion passes unanimously.
2. **Election of CDA Officers**- Thinking ahead of February that we keep continuity, since we are so close to the transfer and closing documents. Motion was moved to continue with current CDA officers through 2020, by Mr. Puzey, 2nd by Mr. Elfering; the motion passes unanimously. Mr. Russell will continue as chairman of the CDA Board and Mr. Tovey will continue as Chair-elect of the CDA Board, both will serve through 2021.
3. **BRAC** update on Section 106 and PA Amendment Director Smith went to DC to meet with BRAC sit down meeting with Mr. Lederle and Ed Orloski and shared that the CDA interest in the agreement with CTUIR and SHPO and the work we did on the archeological resources, the message was well received and in short order the PA will be going out for public comment, there will be a 30 day comment period by the public.. BRAC shares our interest in wrapping the section 106 process up and move on to the PA Amendment. Mr. Puzey asked what takes place during the public comment period, based on experience with other items and would there be additional work after the comment period. Ms. Lanigan shared that BRAC works through any major issues before it goes out for public comment and this is why it takes so long. Who are the consulting parties is it the Army, SHPO and ACHP? During the conversation with BRAC in DC they shared that the parties have had a chance to mitigate through the section 106 process and that the CDA has gone far and above to mitigation the protection of properties of historical significance. Mr. Elfering said that process of the comment period will work out any difference, the only thing the CDA may need to do, is with ACHP folks Director Smith may meet with them in person.
4. **Sub-Committee on Infrastructure Update**-Mr. Puzey shared that the CDA will need to have an in-depth conversation on water. Water Rights, the land had to be free and clean and adequate water, what we currently have as an asset that will be transferred to the CDA water rights 4, 5, 7, and well 1 with a division if there was a fire and the CDA (see the attached). 3500 gallons per minute is what the CDA will have and it would service a small city such as Stanfield and Umatilla, it is significant amount of water. Conversation we will have to have, let's not get caught up in the wells but the water certificates and how best to utilize and determine how best to use those resources. Director Smith asked that the chairman talk about bringing in a technical professional. Mr. Baird shared about the water available and that you can run commercial and housing not a data center. How do we accommodate everyone, Mr. Neal asked are these all basalt wells, and Mr. Baird thought they were. Mr. Smith shared that the board will need to decide how to divide all these assets. The wells can be moved around to where you need them, there is flexibility. It does depend on the industrial needs at the depot. Director Smith will want the board to



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work through this issue. Mr. Tovey said that the wells could be moved. Brad thought there is flexibility, and Mr. Neal thought we should.

work on this early. Director Smith thought that it would be good to work with a professional.

5. **Infrastructure Plan/Anderson Perry and Associates-Mr. Baird** is assisting with interior layout, some decisions need to be made today. Discussion of where we need to start to formulate of where everything should go.

Eight questions: What size of lots do you anticipate it will help formulate. Mr. Smith shared that we are discussing Umatilla County side, Mr. Elfering wondered how to partition the size of lots. Mr. Baird said it may be

good to stack up smaller pieces of parcels. Mr. Tovey asked what size lots would be for industrial properties, Mr. Neal said that is hard to answer, you can make them as big as possible as they can change in size, Mr. Puzey said CTUIR has ran a road along the industrial park which has opened up about 630 acres for future opportunities there. We have some money for some roads, Mr. Baird said we need to address the perimeter before the interior. Mr. Baird shared a map with parcels linked up the roads entrance and exits, the concept that he and Mr. Smith worked on and where do you put the road and a 100 ft corridor, is it wide enough? Director Smith asked the board to give the CDA direction on the airstrip and the old report depicted that it was actually in pretty good shape. Mr. Smith asked the board to give direction on what they would want to do with the airstrip. Although the design may be cumbersome for some industries. Mr. Baird used the Wannapa project as an example. The road cost about 400 dollars per foot for a road with water, sewer, fiber and other, the CDA could get about 10,000 feet of road with the funding for HB2017. This would open up a significant amount of land for development. There is not basalt located in this area. Moving the igloos to create parcels was discussed with Mr. Smith. Mr. Puzey asked Director Smith what would the cost of utilities. Water sewer, fiber and power and needs to be added to the road infrastructure. Mr. Baird would like to loop the concept, so it has flexibility for plats. The board will work through the plan on development. Mr. Neal said it is a million a mile for a natural gas line. Mr. Tovey shared about the utility corridor with the CDA and CTUIR MOA. Mr. Smith said the HB2017 is used for transportation projects.

Mr. Puzey asked what the cost of building in utilities. Mr. Baird shared that utilities were 200 per foot and 200 per foot to build the roads.

Mr. Baird shared a map with smaller parcels such as 5,10,15,20,40-acre parcels.

We will need to have an in-depth conversation with the CDA board on water and how that will be provided.

6. **CDA Board Members Economic Development Updates**

Moved to 2nd item on the agenda.

Mr. Russell-Morrow County two wind energy projects Orchard Wind on the County line 15 tower project is a Mader/Rust project and Wheat Ridge Wind Energy working on finale negotiations and will start in January and will be done by the end of 2020. Will be building a new Government building in Irrigon and hired a design co. County is busy. Mr. Puzey-Data Centers and 2 real estate sales pending.



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Mr. Tovey-CTUIR finished and opened the new education center, well 6 project, health Hwy 331 health facility turn lane, looking at the old trailer park, middle income house projects and will be hiring contractors.

Mr. Elfering-Umatilla County Data Centers and new one going in along Feedville Rd, the County is moving ahead on the irrigation water project to deliver water to Westland Irrigation and recharge along the depot and the feasibility of a waste water facility south of Hermiston Stanfield to the Depot to provide a means of processed water. Housing and water tower joint partnership with Umatilla County and Hermiston, Umatilla is building houses as fast as they can and framed and sold quickly. Pendleton has a plan for the old vacant forest service building and will be apartments, Tum-A-Lum will locate to the east of Pendleton where the car dealership was.

Mr. Neal-Port of Morrow approved the further study of the Heppner Industrial site out of the flood plan, CID expansion will be up and going by spring time a big pipeline south of I84. The expansion on the industrial water to 5 miles and 2800 acres. Industrial waste water that serves the food processing plants, the market on housing went up 7.7 percent and Morrow county lead the state in growth this last year. 15 houses under construction currently and second phase of the apartment complex, adding a cooler this next month to be complete, expansion of the early learning center should be open by September, a new well permit and 15-year process, connect Oregon to add 27,000 ft of track.

Mr. Russell-Morrow County shared that the rules advisory committee will plan for electrical lines, in pre planning in Umatilla and Morrow County for a utility corridor.

Mr. Doherty will be working an economic development director for the county and a senior planner, four great candidates, Mr. Shaffer.

Mr. Doherty is interviewing candidates for a new position Economic Development Coordinator that will work with Parks and Recs, the Port and Boardman Community Development that may assist with the CDA on future projects. As well as looking to fill a position for a Senior Planner.

7. **Sub-lease Columbia Basin Farms.** Ms. Pedro shared that the Sub-lease was renegotiated and modified as to the instructions given by the Corps of Engineers and CDA board suggested changes. The Sub-lease also follows the new Master Lease agreement with the Army Corps of Engineer Real Estate Division. With five one-year annual renewable lease and the option to purchase this farm land that Columbia Basin Farms sub-leases from the CDA. There was a motion moved to sign the sub-lease with Columbia Basin Farm, LLC (Cleaver Farms) by Mr. Neal and 2nd by Mr. Elfering all in favor; the motion passes unanimously. Mr. Williams says the lease matches up with the agreement the board approved in September.
8. BRAC Master Lease Agreement has been renewed for another five years and will allow the CDA to sublease properties.
9. **Liquidation of Assets-** At some point we will need to have a conversation about certain assets. There are two generators, trucks, flat beds, backhoes, forklifts, extensive technical equipment and many other assets. Umatilla County Fire District #1 sent the CDA a donation request letter for the following:
 - (1) One John Deere 410G backhoe
 - (1) One Hyster 60 forklift
 - (2) One International ten-wheeler truck/flat bed



For use at the regional fire training center and work around the district as needed and would make a very good water tender for fire responses.

The CDA staff will need to find out what those assets are worth in their condition today. Mr. Elfering suggested that equipment dealer could come out and give us an idea of what all the equipment would be worth. The five members will need to make the decision how the equipment will be utilized.

The Port of Morrow would like to continue to provide in-kind services for the large capacity generator. The CDA will want to work with the Port of Morrow for the in-kind services in the future, as the Port can assist us on projects. The CDA will not make any decisions with the assets until the transfer of the property occurs. We would like to plant a flag on the one generator to the Port of Morrow.

- **Public Comments**

Mr. Baskins supports the transfer and the Tribal interest. We do have a difference of opinion on the southern Oregon trail. .9 miles of the trail and October meeting. We would like to propose approx. .9 miles extension of Large and Juniper road and is impacted by utility lines and it gives the largest segment of the route and ask not to build a kiosk and protect by covenants and it would be a controlled opportunity to bring school kids out and a longer segment to deal with. Also, by not allowing public access you would be helping with security issues.

Amended PA and Mr. Lederle and he may not agree on the public comment period. They would like to propose the preservation on the western boundary to large road, it is impacted by utility lines and gives the largest remaining OT segment of the entire route. Asking that the CDA does not need to have picnic tables or anything else it gives someone to see the trail and a longer segment to protect and not allow public access and it would help with the security issues. It would save dollars and maintenance cost. When CDA goes away then who maintains the OT. 3/8 of a mile is on National Guard property. 2nd Let's take 200ft to the east from locust road each with a protective barrier on both sides, for access by public right by the main entrance and signage could be placed there. Protects the NG. Also have a maintenance fund to preserve in the future. All school districts need a fund to help transport students to historical sites such as this. When we are talking jobs and I understand that. There ought to be a way to give back to them. Mr. Baskins shared a map and the two trail routes cross within 150 feet of Locust Road and crosses the airstrip. There are markers that show where the separate trail ruts are. It was decided that Mr. Baskins and the CDA Board will take a tour of the OT areas.

Mr. Russell shared that if I pulled off the freeway would I be able to tell that the OT was there, what do you tell people because you cannot see it. Mr. Baskins said that is why signage is important. Locust road area shows the ruts as they are up to three feet deep by the runway and is marked. Mr. Baskins shared the map of the areas and proposals that the OT folks propose. Juniper rd. is the kiosk area National Guard boundary west ward through the port industrial and much of it is in the Wildlife area .9 miles and walk through the ruts of the Oregon Trail. The most visible section is the one in Morrow County.

Mr. Smith asked Ms. Lanigan what is SHPO's response about the proposal the CDA has given, and she said they think is a good proposal with what the



consulting parties are wanting to do. Mr. Smith said those parties that have to sign off on the PA felt the CDA has gone far and above and has given a lot.

Mr. Tovey shared that when CDA sells the land in the future that covenants can be passed along at that time. Mr. Neal shared that the CDA needs to keep moving forward because the CDA has given a lot already through this process.

Mr. Smith shared that the CDA full intension is to work with the Mr. Baskins and the OT folks while implementing and creating the kiosk and historical information.

Ms. Lanigan, shared that the PA Amendment is an enforceable document. The ACHP, SHPO and Army are signers and BRAC will be adding the CDA as a signer and the PA Amendment is an enforceable document.

Mr. Elfering said it would be nice to have the proposal that Mr. Baskins has proposed. Mr. Baskins said that he would send their proposal to the CDA next week.

Public Comment:

Ms. Lanigan shared about the buildings with air monitoring systems are the shacks located in the Wildlife area if there was a leak at the Demil site they would be alerted. The Tribes would like those removed. BRAC would be willing to have those removed. Mr. Tovey said if there is no cost to the CDA to do this the Tribes are supportive to have them removed; Michele will work with Carl Sheeler. Mr. Russell said if the wildlife people would want them removed that the CDA would be in favor.

Public Comment:

JR Cook-clarify on the record looking at water rights and paper water rights, NEOWA have been aware of the fire protection rights, and that they are under the understanding ground water would not be available for the development.

There is concern about those being developed and how that would affect the neighbors, which would need to be a discussion if those paper water rights were to be developed. Water rights in the past were used for fire protection rights. It was not protested against while CDA worked with the OMD to develop those water rights. Ordnance Basalt and shallow basalt and deep basalt. 7csf water rights and would be at 200% at pumping. The state could impose restrictions in the future to senior water rights holders.

- **Other Discussion for the Good of the Order**

Director Smith invited the board out to the depot on a tour with the Oregon Business Magazine. The CDA will be featured at the depot and are interested in future development there.

Adjournment at 10:35am

Chairman Don Russell

- **Recess for Executive Session Announcement**

The Columbia Development Authority may meet in executive session pursuant to ORS 192.660(2)(e), which allows the CDA to meet in executive session to discuss property negotiations.

Note:



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Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on or otherwise disclose any of the deliberations or anything said about these subjects during the executive session, except to state the general subject of the session as previously announced.

CDA Board meeting reconvened 11:00am

Motion that the board authorizes Director Smith to work with the CTUIR and [REDACTED] on an agreement with appropriate terms and report back to the board; by Mr. Elfering; 2nd by Mr. Tovey, all in favor the motion passes unanimously.

Note a **proxy vote was held by Mr. Neal for Mr. Puzey for this vote.**

Regular CDA Board adjourned: 11:03am.

Minutes were approved 6-4-2020 Motion to approve the minutes was moved by Mr. Elfering, 2nd by Mr. Puzey all in favor; the motion passes unanimously.