



MINUTES

Tuesday, November 28, 2023

1pm

**Columbia Development Authority
Board Meeting**

**Port of Morrow Commissioners Boardroom
Two Marine Drive, Boardman, Oregon**

Note: Please join us by Zoom or In Person

Welcome and Greetings from Chair Kim Puzey

Introductions

CDA Board Members:

- Chair, Kim Puzey, Port of Umatilla
- Vice Chair, Lisa Mittelsdorf, Port of Morrow
- John Shafer, Umatilla County
- Don Sampson, CTUIR
- Jeff Wenholz, Morrow County
- 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

Guests Introductions and members of the press: Byron Smith, Joshua Finn, Maggie Tallmadge, Jonathan Black, Jessica Keys, Megan Devcheski, Ryan DeGrofft, Steve Williams, Rich Vial, Dale Eddy, Matt Vickery, Tamra Mabbott, Bob Waldher, Kyla, Wade Aylett Jr., Matt Johnson

Consent Agenda

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

1. Approve CDA Board Meeting Minutes October 24,2023
<https://acrobat.adobe.com/id/urn:aaid:sc:US:de1e9a54-fdb4-4f7f-8ccd-f52f49ac3758>
2. Approve the CDA- BEO October 2023 Statements Balance ending 10-30-2023 \$30,894.29 and QuickBooks reports Balance Sheet, and P/L \$30,894.29 with one outstanding check of \$765.38.
<https://acrobat.adobe.com/id/urn:aaid:sc:us:33ab2f91-f3d3-4937-b028-227f2a623354>
<https://acrobat.adobe.com/id/urn:aaid:sc:US:66c5f515-8d4e-469d-9b28-1f12d1e427c3>
3. Port of Morrow Report on Grant Expenditures through October 2023



Update:

1. MASTER and STRATEGIC PLAN Progress and Map Director Smith and Engineer of Record Fred Ziari. *Director Smith also shared that partners will be informed of upcoming funding that will need to be paid regarding the road design and build, and that the CDA will need to have a line of credit to cover the costs, while we invoice ODOT for those costs. Other expenses to the CDA board will be incurred. Chair Puzey shared that each member will need to build their own budgets and would like to know the costs: \$960,000.00 note to the Army backed by the letter of credit due in 1st of March 2024, build the parking lot and kiosk and preservation of the Oregon Trail area \$750,000- 1 Million, explosion site preservation with fencing and kiosk at about \$100,000.00, property insurance at about \$30,000, security at the site will need to be further discussed, personal issues and wage increases will occur, addition of an Audit and firm to provide those services at approximately \$15,000 or more. Puzey shared about \$486,000.00 per board member if his calculations are right. Mr. Ziari shared that the Master Plan is about 80% done, and that the CDA team will be meeting with the Umatilla Co. planning dept. to review with us. We hope to have something we can share with the board in January. Ms. Mittelsdorf asked about workshops to work on road design. Director Smith shared that by Dec. 12th the AP would have the 10% design ready to be reviewed by the board.*
2. Anderson Perry Road Design -10% design will be due December 12th. The committee will include Port of Morrow Jacob Cain, Umatilla Co. Tim Fellows we have a call into, Fred, Greg and Debbie, anyone is welcome to attend. Mr. Ziari shared that the road is showing the design on the southern side of the property from the east to the west and that details will be presented to you once we have the 10%. Chair Puzey asked the board if the 11th would work for everyone for the board meeting and Mr. Shafer shared that the Umatilla Co will be at the Oregon Business Plan. Mr. Smith shared that he would visit with AP on staying on schedule and dates.

Action Items

1. Emergency Response and Protection Services MOU Updated
<https://acrobat.adobe.com/id/urn:aaid:sc:US:33b9a06b-60cc-44b7-b89d-be51cbdba71d>
Mr. Smith shared that the document is in your packet for review. Ms. Pedro shared that CTUIR has sent the edits to the CDA this morning. Mr. Wenholz made a couple of changes and will be provided by Morrow Co. and will be sent to CDA counsel.
2. Insurance Update and Valuation attached- Mr. Burns shared that the appraisal came in from SDIS lower and the premium will be closer to \$30,000.00 due after the first of the year.
<https://acrobat.adobe.com/id/urn:aaid:sc:US:2e65d860-41b8-4084-8c7f-a54801570ee3>
Special District sent their Risk Management specialist and met with Ms. Pedro and Mr. Burns at the depot to provide guidance. Mr. Burns shared that the Army transferred the property to the CDA asbestos and lead free per Michele Lanigan. Mr. Puzey asked about the PFAS at the property and asked that the CDA be indemnified from the Army.



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Ms. Mittelsdorf shared her concern about the buildings on the Morrow Co. side of the property and Mr. Burns shared what the SDIS has shared with him about the buildings. Mr. Smith shared that there is value in the wood in those buildings and further discussions should be had later.

A Motion to use the SDIS appraisal for insurance purposes was made by Mr. Shafer, John uses the special dist. Insurance appraisal.

2nd Mr. Sampson, Motion Carries.

3. Project and Land Agreement Projects- Director Smith shared about projects interested in CDA property for lease opportunities.

Industry: Heavy Manufacturing-Jobs: 235 Jobs total- Average Annual Wage: \$100,000 + Employee benefits=23,500,000.00 an Investment: \$900M Land/Building: \$100M M&E: \$800M Site: ~200 acres, Expenditure timing: Roughly 30% in 2025, 40% in 2026, 30% in 2027 – The timing of this is highly dependent on permitting, equipment lead times, and the ability to connect utilities to the potential location.

Construction & operation schedule: Construction jobs: Approx 600

- *Timeline is extremely permit dependent, tentatively construction begins 1Q of 2025 and finishes 18 months afterwards - targeting prior to 2027.*
- *Full operation begins 1-2 months afterwards.*

Hydrogen Company investment is greater than five hundred million with thirty plus jobs.

A fortune five hundred company is going to tour the depot later this week.

Mr. Smith shared that a local company is also looking to do business with the CDA.

No action at this time-A lease is not available currently to share with the CDA board.

Old Business:

1. 640 Acres

Ms. Mittelsdorf would like to propose the purchase of the 640 for one million to the CDA. There was a lot of discussion. Dry appraisal was done of the property. Ms. Mittelsdorf asked if Mr. Sampson was going to do an appraisal of the 640 acres as it may be worth 640,000.00 and that the appraisal was a restricted appraisal by the CDA, a full appraisal would have to be done separately. Also, the appraisal may be correct that the CDA has done, but they would have to do an appraisal themselves. Mr. Smith shared that the CDA could do an appraisal of that property wet. Mr. Ziari shared that it would be 8-10 thousand per acre to take it a wet property. Ms. Mittelsdorf shared it would take about 7-10 Million per acre to make it wet. Mr. Shafer also shared that water rights would also need to be there.

Mr. Sampson shared that there are two types of appraisals, a restricted or standard, if someone were to buy the land it would need a standard appraisal.

Ms. Mittelsdorf asked if the CDA is going to have all the property reappraised?

Port of Morrow offered CDA 1 million for the 640 acres.

The history of the sale of the 640 acres to the Port of Morrow to pay for the property was accepted by the Army. Mr. Shafer -The motion on record is that the



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sale of the property was not accepted in a vote by the board in a previous meeting, and the promissory note was taken out to pay the Army for the land.

Two records that there is a dispute about this.

Two options discussed

Mr. Sampson option could be to go out for bid on the property

Mr. Smith shared we could do an appraisal as wet property.

No decision was made after the discussions.

Mr. Puzey shared that there have been discussions about the division of property and that a vote for the division of the property to benefit each entity will be presented at a future CDA meeting. Mr.

Sampson thanked him for sharing this.

New Business

1. Line of Credit
2. Employee Performance ***Director Smith will be providing a performance review for Ms. Pedro and then a performance report for Director Smith in an executive session for a future meeting.***
3. The Future Direction of the ***CDA to move this item to a future meeting.***
4. Negotiation of Real Estate ***CDA Move to move this item to a future meeting.***
5. Economic Development Updates by CDA Members ***each member shared their updates.***

Other:

Zoom December CDA Board Meeting-A/P 10% Road Design Review

Public Comment Period:

Adjourn

Executive Session -NONE

There will be an executive session.

Note: If an item is to move to an Executive Session the board chair 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.



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Join Zoom Meeting

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