



# Columbia Development Authority

## Agenda

Thursday, January 18, 2024

1pm

Columbia Development Authority

Board Meeting

AND

Public Hearing

Port of Morrow Commissioners Boardroom

Two Marine Drive, Boardman, Oregon

Note: Please join us by Zoom or In Person

The full packet is online at [www.umadra.com](http://www.umadra.com)

**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
- JD Tovey, CTUIR
- Jeff Wenzholz, Morrow County
- Alternate Umatilla County Dan Dorran, Alternate Port of Umatilla Robert Blanc, Alternate Port of Morrow Joe Taylor, Alternate CTUIR Gary Burke, Alternate Morrow County David Sykes

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

**Guests Introductions** and members of the press:

### Consent Agenda

1. Approve CDA Board Meeting Minutes November 28, 2023, December 11, 2023, December 11, 2023 Executive Session and January 8, 2024

<https://acrobat.adobe.com/id/urn:aaid:sc:US:42c5b059-2649-48ab-b4fc-c1fea73a8271>

<https://acrobat.adobe.com/id/urn:aaid:sc:US:25b79b65-97ea-4867-9c49-bc1ecf5dfad7>

<https://acrobat.adobe.com/id/urn:aaid:sc:US:c5459bd2-8939-42ad-9e9f-7a8d149e35de>

<https://acrobat.adobe.com/id/urn:aaid:sc:US:e3e631e9-2852-4ba2-a1e8-52f6b669527e>

2. Approve the CDA- BEO November and December 2023 Statements Balance ending \$42,749.22 and QuickBooks reports Balance Sheet, and P/L \$42,749.22.

<https://acrobat.adobe.com/id/urn:aaid:sc:US:8e994891-f468-4d37-aab6-0e2402ac25d0>

3. Port of Morrow Report on Grant Expenditures through December 2023

<https://acrobat.adobe.com/id/urn:aaid:sc:US:9301db6c-1627-4bc1-8eb2-bb251e24268c> November 2023

### Discussion Item:

1. Grant Deliverables

<https://acrobat.adobe.com/id/urn:aaid:sc:US:d645e069-79fe-4db4-9d65-c820c9666b70>



# Columbia Development Authority

## Update:

1. MASTER PLAN Progress and Map Director Smith and Engineer of Record Fred Ziari
2. ODOT HB2017 Road update

## Action Items

1. 10% HB2017 Road Design  
<https://acrobat.adobe.com/id/urn:aaid:sc:US:0990d06d-3e8e-492c-8084-746da55e522b>  
  
<https://acrobat.adobe.com/id/urn:aaid:sc:US:5c4ae247-441d-445f-8ece-30e440847bdb>  
  
<https://acrobat.adobe.com/id/urn:aaid:sc:US:46d61a87-3f08-40fa-8189-a3d7bbdb5009>
2. Brick Warehouse Building #403 Use

## Discussion Item:

1. CDA Property Division

## Public Comment Period

### Open the Public Hearing:

#### **Public Hearing:**

The Board of the Columbia Development Authority, an entity formed by Intergovernmental Agreement between the County of Morrow, County of Umatilla, Port of Morrow, Port of Umatilla and the Confederated Tribes of the Umatilla Indian Reservation (hereinafter "CDA"), acting in the capacity as the Local Contract Review Board, will conduct a Public Hearing on January 18, 2024, to review and take comments on the draft findings of the adoption of an exemption from competitive bidding to ORS 279C.335(2). If the approved, the exemption would allow CDA to solicit and award a contract pursuant to a Design-Build alternative contracting method for public improvements associated with the design and construction of the South Oregon Trail parking lot and Interpretive area and 1944 Explosion Site Fencing and Interpretive area. The CDA meeting will begin at 1:00 pm - 3pm by Zoom. All interested parties are encouraged to attend.

Attached Document: Findings of Fact

<https://acrobat.adobe.com/id/urn:aaid:sc:US:7dda083e-8de2-44b4-9a39-eb6d67d7c0d2>

#### **Public Comment Period for Hearing:**

**Action Item:** Competitive Bidding Exemption Findings of Fact

#### **Close Hearing**

#### **Executive Session:**

1. Employee Performance

**If there a decision is made it will be made in the open public meeting and which will resume after the Executive Session**



## Columbia Development Authority

### Old Business:

1. PSA CDA/CTUIR and Property Line Adjustment update
2. Real Estate Lease and Potential Future Development Opportunities update
3. Payment to the Army

### Action Item:

1. CDA Policy and Procedures Update Anti-Discrimination

<https://acrobat.adobe.com/id/urn:aaid:sc:US:8699cafd-040f-48dc-82fc-4d4146fb1eb5>

2. Revolving Line of Credit-Draft and being revised to update CTUIR board member

<https://acrobat.adobe.com/id/urn:aaid:sc:US:ade75d93-db1a-4884-8103-1eb57509cefc>

### Executive Session

#### There will be an executive session.

**Note:** If an item is to move to an Executive Session the board chairman will make the recommendation at this time.

*The Columbia Development Authority may meet in executive session pursuant to ORS192.610 to ORS192.690 (2) (i) To review and evaluate the performance and/or employment of the chief executive officer, other public officers, employees and staff members of a public body.*

Pursuant to ORS 192(2)(e) to conduct deliberations with persons the CDA board has designated to negotiate real property transactions.

To Join the CDA Board Meeting you by Zoom

<https://us02web.zoom.us/j/84034775464?pwd=aDRaTlVSZXZkdzUrbFhHZDRvazA1Zz09>

Meeting ID: 840 3477 5464

Passcode: 039461

One tap mobile

+12532158782,,84034775464#,,,,\*039461# US (Tacoma)

+13462487799,,84034775464#,,,,\*039461# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC)

Meeting ID: 840 3477 5464

Passcode: 039461

Find your local number: <https://us02web.zoom.us/j/84034775464?pwd=aDRaTlVSZXZkdzUrbFhHZDRvazA1Zz09>