



Columbia Development Authority

MINUTES

Tuesday, April 23, 2024

1pm

Columbia Development Authority (CDA)

Board Meeting

Location is the Stafford Hansell Government Center

915 SE Columbia Drive, Hermiston

Note: Please join us in person or by Zoom

The full packet is posted online prior to the meeting at www.umadra.com

Welcome and Greetings from Chairman Kim Puzey

Introductions

CDA Board Members:

- Chairman, Kim Puzey, Port of Umatilla
- Vice Chair, John Shafer, Umatilla County
- JD Tovey, CTUIR
- Jeff Wenholz, Morrow County
- Kelly Doherty, Port of Morrow
- Alternate Umatilla County Dan Dorrان, Alternate Port of Umatilla Robert Blanc, Alternate Port of Morrow Joe Taylor Alternate, 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:

Jason Middleton, Byron Smith, Scott Stanton, Fred Ziari, Michele Lanigan, Arron Palmquist, Cindy Timmons, Ryan DeGrofft, Steve Williams, Lisa Mittelsdorf, Shannon Souza, JR Cook, Phil Wright, Gibb Evans.

Consent Agenda

1. Approve CDA Board Meeting Minutes March 26, 2024

<https://acrobat.adobe.com/id/urn:aaid:sc:US:45d8abc2-5435-4ab6-926f-13a7657b3b6c>

2. Approve the CDA- BEO Statement and CDA QuickBooks P/I and Balance Sheet March 2024 CDA Balanced to \$50,669.22 in QB and BEO Statement

<https://acrobat.adobe.com/id/urn:aaid:sc:US:37d1c9c3-582f-4227-9128-5ef202ce841b>

3. Port of Morrow Report on Grant Expenditures through March 2024

A Motion to approve the consent agenda was made by JD Tovey, second by Kelly Doherty. Motion Carried.



New Business:

1. Letter was read by Greg Smith for Teara Ferman with CTUIR on Recovery of Artifacts.
Mr. Puzey shared that Greg Smith is a strong director and should be able to act on items like this without board authority.
Motion to act on this letter by Jeff Wenzholz, 2nd by John Shafer. Motion carries.
2. Greg Smith shares financial obligations the CDA has including the South Oregon Trail and Explosion site expenses, security costs, etc. Greg asked the board to allow CDA staff to negotiate on 100 acres to a perspective company that we have been working with over the last couple of years. He proposed pricing the 100 acres at 60-70 thousand per acre for a \$6 million profit.

John Shafer asked if the board would rescind the vote that was made last month and that without the rescinding of the vote, the county should be off the hook for any of those costs.

JD Tovey request CDA staff to create an operating budget.

Greg Smith shared that staff is trying to figure out how to budget when there is no revenue coming in.

Kim Puzey suggested CDA staff create a budget demonstrating what the budget would look like if it was split five ways or two ways.

Kelly Doherty shared that the Port Board Commission has also been talking about needing a budget from the CDA.

Jeff Wenzholz shared that financial responsibility should be placed on the owners of the land.

Greg Smith shared that the CDA understands the need for a budget, but without income and revenue coming from the property, budgeting becomes very difficult.

Kim Puzey asked what the expenses are and what could the revenue bring.

Greg Smith shared that the federal grant will stair step down over the next three years and federal funding will be decreasing.

Joe Taylor shared that since the transfer of land has not yet gone through to the ports, the CDA is still in charge of the 100 acres and would oversee the sell/lease of 100 acres.

Kim Puzey asked if the Oregon Trail is still a 5-member obligation, or will that cost go to the Port of Morrow as they are the owner of the property?



JD Tovey and John Shafer shared that we have known about these obligations for months.

JD Tovey requested a 5-year budget showing the stair step down process from the grant.

Greg Smith said that the budget is brought forward every year in the grant application. We have obligations that must be met per our grant and the longer we continue to drag these obligational costs, we might not be able to meet those again.

JD Tovey requested a 5-year strategic budget.

Greg Smith advised that the CDA has traditionally operated on a one-year budget.

John Shafer shared that we have a fractured board right now and asked the board to rescind the vote.

Greg Smith shared that the financial issue is very significant and needs additional public input. He suggested moving the discussion of the vote to a future meeting.

JD Tovey shared that for the record the board did not have the same courtesy at last month's vote. Greg Smith advised saving that discussion for a future meeting.

Kim Puzey asked CDA staff to provide two budgets for the upcoming expenses. One budget demonstrating the two Ports covering the expenses and a budget demonstrating all five CDA partners covering the expenses.

John Shafer asked for a special meeting to rescind the vote.

Greg Smith shared the obligation to have the Oregon Trail design and build completed by September and the funding will be needed to get it done.

John Shafer again asked to have a special meeting to rescind the vote.

Kim Puzey expressed that he has no intent of rescinding the vote.

John Shafer asked Kim Puzey if he felt the vote was legitimate.

Kim Puzey shared that he did.

John Shafer asked CDA Staff if the CDA attorney had shared their thoughts on the vote?

Greg Smith shared that upon request he would forward an email from the attorney containing a letter.



John Shafer requested to be forwarded the letter from the attorney.

Old Business

1. PLA CDA and CTUIR **CDA has now paid the Land Division Permit with Umatilla County Planning Dept. as of 4-16-2024. CDA is working towards the transfer of the property to CTUIR.**

Discussion Items:

Public Comment Period: Joe Taylor shared that putting CDA Board meetings on a regular schedule would be preferred even if the meeting doesn't fit all board member's schedules.

Greg Smith shared that we have financial obligations and timelines that have to be met.

Adjourn

EXECUTIVE SESSION-There was no executive session.

The CDA may hold an executive session meeting for the permissible reason(s) stated below under ORS 192.660(2). Representatives of the news media and designated staff and other persons shall be allowed to attend the executive session. All other members of the audience will be asked to leave the room or the CDA board may adjourn to another meeting room. The public virtual Zoom Meeting link will be closed during the executive session as permissible executive session meetings are not subject to HB2560.

Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision will be made in this executive session. At the end of the executive session, we will return to open meeting and Zoom link.

session and welcome the audience back into the room in-person and open the public

A. For the Purpose of Consideration of Deliberations with the CDA's Executive Director and Other Staff Members Who Have Been Designated by the CDA to Negotiate Transactions Related to the Sale or Lease of Real Property – ORS 192.660 (2)(e)

To Join the CDA Board Meeting by Zoom

<https://us02web.zoom.us/j/84034775464?pwd=aDRaTlVSYXZXdzUrbFhHZDRvazA1Zz09>

Meeting ID: 840 3477 5464

Passcode: 039461

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Columbia Development Authority

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Find your local number: <https://us02web.zoom.us/j/kcbsgcSpW4>

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