



CDA Zoom Board Meeting

MINUTES

Date: October 8, 2020

10:00am – 11:00am

10:05AM

Welcome and greetings from Chairman Don Russell

General Introductions of guests and/or members of the press join by phone

Introduction:

CDA Board Members Present:

Chairman Don Russell, Morrow County

Bill Tovey, CTUIR

Kim Puzey, Port of Umatilla

Ryan Neal, Port of Morrow

Jim Doherty, Alternate Morrow County

Bill Elfering, Umatilla County

Gail Nelson, Alternate Umatilla County

CDA Staff Present: Greg Smith, CDA Director, Debbie Pedro, CDA Admin, Ed Orloski Contractor.

Guests Present: UEC-John Shafer-Umatilla Co Commissioner, Tamra Mabbott, Jessica Keys, Gregg Zody, Jade McDowell, Loren Snow, Gazette Times, Ryan DeGrofft, Byron Smith, Shawn Marshall, Terry Tate, JR Cook-NEOWA, Brad Baird joined later in the meeting.

- Old Business

1. Approval of CDA Board Meeting Minutes July 23, 2020 **Motion to approve** July 23, 2020, 2020 Board Minutes was moved by Mr. Tovey and 2nd by Mr. Neal, all in favor; anyone oppose, none; the motion passes unanimously.
2. Approval of CDA Executive Board Meeting Minutes July 23, 2020 **Motion to approve** July 23, 2020 Executive Board Minutes was moved by Mr. Tovey and 2nd by Mr. Puzey, all in favor; anyone oppose, none; the motion passes unanimously.

- New Business

Greg Smith Executive Director Update:

1. Review of CDA's **Financial Statements** July, August, September 2020

CDA Quick Books report through September balances with the BEO Statements. Ending balance is \$102,252.98. **Motion to approve** CDA Financials moved by Mr. Neal and 2nd by Mr. Tovey, all in favor; anyone oppose, none; the motion passes unanimously.

2. **Economic Development Update** by CDA Board Members: **Port of Umatilla** - renew strategic plan, real estate transactions in Hermiston and Umatilla areas, Cultural, wetlands work. **Port of Morrow** - Early Learning Center expansion, finalizing strategic plan, connect Oregon rail expansion, new data center site is ready for construction, growth in Morrow county with housing projects, companies to add additional jobs and more to come, strong growth, completing the early learning building, waste water expansion, completing connect Oregon RR expansion, build grant with RR terminal 1&3, 30% rail project with UP, Mill Site in Heppner update, Port ads on TV to



promote jobs, Morrow County adding about 400 houses. **Umatilla County** - report by Ms. Nelson - Cares Act funding went out to Businesses in the County, we are dealing with flood issues that happened earlier this year, Covid, future of Umatilla Co. Jail funding rebuilds, remodel, expansion, lottery \$ are coming back. **CTUIR** - Broadband funding of \$750,000 from the State of Oregon Covid funding and CTUIR will spend about 1.5 million on the project, Pandemic Preparedness Building 10,000 square ft building, HWY 331 turn lane, housing development Lucky 7 mobile home park demo, adding new housing there. **Morrow County** –tour with Cliff Bentz, working on getting the Heppner Mill Site out of the flood plain, Rust/Mader Wind Mill project is almost complete, Madison project, new county office building progressive design build 12,500 sq building for county facilities which will be located in Irrigon, welcomed the new planning director Ms. Mabbott and Mr. Zoddy as the new community development and covid update. Commissioner Doherty-shared that grants to small businesses are ready to roll out and Chairman Russell shared that the funding came from the enterprise zone dollars to help business through this pandemic.

3. **Waste Water** Director Smith shared that two years ago the CDA staff began working with CTUIR on a MOA to insure easements to accommodate future growth on the property that the CDA will be transferring to CTUIR, and most recently Mr. Elfering and Mr. Shafer with Umatilla Co contacted me and asked how will the CDA manage the waste water and water at the industrial sites in Umatilla Co. Knowing that the City of Hermiston has a recent study they produced I84-I82 area would be a good place to start, and the Port of Umatilla is happy to share what they have done as well. Mr. Puzey shared that there may be funding available through the Port Planning and Marketing grants, Mr. Neal agreed that if they are eligible this could provide additional funding for the study. Director Smith shared that through the CDA grant that there are \$25,000 of those funds that can be redirected to help with the cost of this study and that Umatilla Co could put up \$5,000. Mr. Elfering shared that a meeting is scheduled for later in the day to consider building a waste water facility and to discuss the next steps to put together a plan to consider building a waste water plan to see if it is even feasible. We believe the first step is a feasibility study. Mr. Puzey shared that the Port and City of Hermiston will be happy to share the work that was done previously. **Motion to approve** the CDA to utilize redirected grant funds of \$25,000.00 to be directed to the waste water study was made by Mr. Puzey, 2nd Mr. Elfering, all in favor; anyone oppose, none, the motion passes unanimously. Director Smith and the Umatilla Co Commissioners talked about Anderson Perry's Mr. Baird as he has access to the data from work he has done at the site as well as the City of Hermiston and Port of Umatilla and would help to determine the cost for the additional study.
4. **Water Pipeline** – Director Smith shared that the project was referred from Mr. Lederle and the Corps, key is the letter would be valuable to JR Cook as he works on this project which is now be sent to ELD and that Commissioners Elfering and Mr. Shafer may have an update to share. Mr. Cook shared that he had not heard back from BRAC since the last call with CDA staff and BRAC. Mr. Cook said that he shared Senator Wyden's staff has also been updated about this project. They are working with the Farmers conservation alliance and a partner with Westland irrigation and the county. No follow since the BRAC call. Ms. Lanigan expressed before about the number of easements and support from USACE because of personal changes, USACE is now working on some of the action items will help with the transfer and action items for transfer and for this easement Umatilla Co. needs. Director Smith shared that we will follow up with Mr. Lederle, Mr. Briggs and Ms. Lanigan.
5. **Rail Design**
Director Smith introduced Mr. Tate w/Rail Pros. He shared the design, track rehab and two mainline switches put back and address any issues the military may have in bringing in equipment, the design is



ready to go to 10% design with UP. Next steps are to setup a meeting between CDA, Rail Pros and UP to discuss the design process and work with UP engineering team, and then submit the 10% design to Union Pacific.

6. **Conveyance Schedule** update

Director Smith-Most recently we received both the MOA and the PA Amendment, CDA send the documents back to CDA Attorney and has given suggested changes back to OGC within 10 days. Note all the **signatory** consulting parties have until October 14th to have their suggested edits of the PA Amendment back to BRAC. We are hoping the CTUIR may have minor changes to the document since CDA spent so much time on this section. We hope to have an update soon from BRAC that the documents are now ready for signature and are sitting on the shelf. **FOST:** Ms. Lanigan can you give us some idea of how far along are you on the FOST updates, there are a few more updates some figures to update minor figures? Percentage done 99.9%. Once the FOST updates have been completed it will go to ELD for review, there will be a 30-day public comment period to follow. The FOST has been given back to ELD. Ms. Lanigan shared that the FOST is 99.9% finished and was just sent back to ELD last week, ELD will review the FOST and then back out for a 30-day public review. FOST is the very last document that BRAC has to do, USACE will add this to the closing package documents, including the deed, title, then it will route through. Mr. Elfering asked about after the 30-day comment period the routing of these documents who is responsible for the follow-up and where the process is and how does it work. Ms. Lanigan shared that it is BRAC and USACE is responsible tracking the process, it will be reviewed at a very high level in BRAC and USACE. It is a complex package, easements, deed restrictions, title report, water rights, all environmental documents (FOST, FONSI), it is a large package and will go through the Dept. of Army and USACE attorneys and real property dept. Time frames depends on who reviews the package. Director Smith shared that the staff will provide a flow chart and timeline to the board and invite the Corps of Engineers to future board meetings after the FOST 30-day review.

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

Mr. Puzey shared about the progress the board is making finalizing water pipeline and waste water study and the CDA/CTUIR MOA to provide access to the wildlife habitat area and easements to the depot property.

Mr. Puzey made the **Motion** to memorialize the intent to deed all the industrial property to the Ports of Morrow and Umatilla on their respective sides of the county line as soon as the transfer of the depot is completed. Mr. Elfering said he is not ready to do that and would like further discuss how the property on Umatilla Co side will be managed. Mr. Russell said it was always determined and verified that from previous Morrow County LRA board members that the industrial land on the Morrow Co side of the depot that land would be transferred to the Port of Morrow at the end of seven years.

Mr. Tovey shared that the CTUIR is not ready to make a commitment right now.

Mr. Elfering concerned that Morrow Co is now in the position that they are determining the future of the Umatilla Co. property. 2nd by Mr. Neal, anyone oppose; All in favor a roll call vote was taken: Mr. Tovey no, Mr. Elfering no, Mr. Puzey yes, Mr. Neal yes and Chairman Russell a yes; the motion passes. Director Smith shared as we stand today October 8, 2020 the direction the CDA board have given the CDA team is to maintain adequate financial records, press for the CDA property to be transferred to the CDA, work with CTUIR for the transfer of acreage for habitat protection and a joint solar project, to work with Umatilla County as it relates to development of water and waste water infrastructure. and as of today, the Port of Morrow and the Port of Umatilla as it relates to



Columbia Development Authority

the future transfer and development of the industrial property. The board has put Ms. Pedro and I in a unique position. I would like to point out that we have not provided any benefit directly to Morrow County each one of the entities have directly benefited, we will need to think in the future about Morrow County.

Mr. Smith shared that the board should have an open discussion: CDA staff is not involved in the discussion.

Mr. Elfering shared what is the legal binding we have seven years to determine how the and must remain as CDA and are getting way ahead of our skis here and it should be Umatilla Co, Port of Umatilla and CTUIR and that there are two of the entities out of three on Umatilla Co side are not in favor at this time and not willing to make a legal commitment at this point.

Mr. Russell said that Port of Morrow is well equipped to develop the industrial property on the Morrow side. They have the skill set, staff and pocket book to provide that expertise. Over the last 24 years this has been the understanding.

Mr. Neal shared that the Port of Morrow how do I plan for infrastructure will be investing in demolition, cleanup, roads, water; how do you plan for that without some guarantee that they can service customers out there. Infrastructure will need to be managed by an entity and would need to have guarantee that that investment would belong to someone. This is why this conversation needed to happen. Mr. Neal shared that financially we do need to have this conversation as the transfer is happening soon.

Mr. Puzey shared that the transportation funding he has secured will need to be utilized and managed. memorializing the intent prior to the transfer before the CDA is dispersed.

Mr. Elfering Umatilla County wishes to retain a voice in what happens with this property at the depot industrial property. There should be some means where the three entities continue to work together on the Umatilla Co side and can work together. Mr. Puzey shared that Umatilla Co will always have a voice and shared about the relationship the Port has had with the Tribes, and Mr. Tovey shared that he understood that all three entities would have a voice in the development and if the tribes bring someone to the table it will support all three. Mr. Puzey shared yes that is what the CDA will be doing,

Mr. Elfering believed that all three entities can work together.

Mr. Puzey shared that there should be some clarity as to who owns the property.

Director Smith shared that there can be collaboration and agreement between the three partners on the Umatilla Co side. If the three partners would like to gather and talk about.

Mr. Neal said this is a good starting point.

Director Smith reference to nine million (two from the Port of Umatilla and seven from the CDA) transportation funding and how it will be managed and invested at the depot.

Mr. Russell said that there will be more to discuss at our next meeting.

Anyone have anything for the good of the order

Note: Some of the items listed above may move into Executive Session

Public Comment: There was none

- Adjournment 11:19am
- **Recess for Executive Session Announcement**



Columbia Development Authority

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:

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.

Respectfully submitted by

Debbie Pedro