



**MINUTES CDA Board Meeting  
Zoom**

Date: Thursday, September 30, 2021  
Time: 2:00pm-3:30pm

**Welcome and greetings from Vice Chairman Bill Tovey**

**I. Introductions and Updates by CDA Board Members**

**CDA Board Members Present:**

- Vice Chairman Bill Tovey, CTUIR
- Kim Puzey, Port of Umatilla
- John Shafer, Umatilla County
- Jim Doherty, Morrow County
- Lisa Mittelsdorf, Alternate Port of Morrow
- Gail Nelson, Alternate Umatilla County
- Jill Marie-Gavin, Alternate CTUIR
  
- **CDA Staff:** Greg Smith, CDA Director, Debbie Pedro, CDA Admin, Ed Orloski Professional Services Contractor.
- **Joe Hobson w/Schwabe** - CDA Attorney
- General Introductions of guests or members of the press  
**BRAC-Tom Lineer, Morrow County-Melissa Lindsey, Senator Merkley's office-Jessica Keys, NOWA-JR Cook, City of Hermiston-Byron Smith, Business Oregon-Ryan DeGroeft, Anderson Perry and Assc.-Brad Baird, OMD- Stan Hutchinson, Morrow County-Tamra Mabbott.**
  
- **Old Business**  
Approval of CDA Board Meeting Minutes for July 26, 2021 Mr. Tovey asked for the approval of the minutes. Motion to approve CDA Minutes for July 26, 2021, by Mr. Puzey, 2<sup>nd</sup> John Shafer all in favor; anyone oppose, none; the motion passes unanimously.
  
- **New Business**  
**Greg Smith Executive Director**
  
- I. Review of CDA's Financial Statements July-August 2021 CDA Quickbooks and CDA Bank of EO match with at ending balance of \$118,498.98. Motion to approve CDA Financials July-August 2021 by Mr. Shafer, 2<sup>nd</sup> JMr. Puzey; all in favor; anyone oppose, none; the motion passes unanimously. Question on the check written to Sheri Smith by Mr. Shafer. Note that ck 1064 was written and voided to the Port of Morrow. Note: Sherri Smith paid for her Washington DC air travel expenses of \$1144.40 to CDA checking account and then the CDA reimbursed her the same amount because the Port asked her to pay the amount for her travel expenses directly to the Port Visa Account.
  
- 2. Election of CDA Officers: **The Board may elect a Chairperson and Vice Chairperson from its members to serve for a term of two years. Members may be re-elected to serve additional two-year terms without limitation. Motion to appoint Bill Tovey Chairman of the CDA**



## Columbia River Development Authority

Board, by Mr. Shafer, 2<sup>nd</sup> Mr. Doherty; all in favor; anyone oppose, none; the motion passes unanimously. Motion to appoint Alternate Lisa Mittlesdorft Vice Chair of the CDA board was made by Mr. Puzey, 2<sup>nd</sup> Mr. Shafer; all in favor; anyone oppose, none; the motion passes unanimously. Term to begin September 30, 2021.

3. Signatory on the PA Amendment: **Would the board agree that the Chairperson of the CDA Board would be the signatory for the document and future documents that will need to be signed? Yes the board agreed. Motion to approve the Chairman Bill Tovey to sign the PA Amendment and MOU documents that each of the signatories have received by Mr. Shafer, 2<sup>nd</sup> by Ms. Mittlesdorf; all in favor; anyone oppose, none; the motion passes unanimously. Mr. Lineer shared that BRAC has received some of the signatory pages back. Mr. Doherty said he would like to see the PA Amendment and MOU, once the documents have had any changes after the chairman signs those two documents, and suggested that the document be approved by the board. The board agreed.**
4. Monthly meetings with BRAC: **The CDA meets with BRAC every 2<sup>nd</sup> Wednesday of the month for updates on the Conyence Schedule. Mr. Smith would like to continue with the day and time and let staff report back to the board. It was suggested by the board to have the Chairman of the board attend these monthly meetings and Mr. Smith's suggestion was agreed by the board.**
5. PA Amendment: **I am happy to announce that the Army is now sending the PA Amendment and the PA Amendment MOA to each signatory for execution. The PA amendment documents the Stipulations to be implemented by each signatory that serve to avoid, minimize and mitigate the potential adverse effects of property transfer by protecting and preserving the South Trail, North Trail, and the 1944 Igloo Accident site in perpetuity.**
  - **The Finding of No Significant Impact (FNSI) is still out for public review. The Finding of No Significant Impact (FNSI) ultimately concludes that CDA's Reuse Plan and transfer of the property by Army out of federal ownership, will not result in a significant impact to human health or the environment.**
  - **Mr. Lineer share that no comments have come back on the FNSI at this time and is a no signature document. The FOST is a Army document and will go out for a 30 day public review shortly after the FNSI has gone through its review.**
6. IGA ODOT Update: **Brad Baird gave an update on the design work to improve the entrance off of I-82 and extend and improve the road to the west on Umatilla Co. side of the property, a SOW and map has been developed. The Morrow Co. side of the property is currently being worked on by the Ports engineering team to include a SOW and map. Mr. Doherty was not aware this was being done and asked if the the Morrow Co. Planner was involved in this. Ms. Mittlesdorf shared that the process is not complete at this time and will be meeting with the Morrow Co. Planner soon. Mr. Doherty was recently informed that UEC has easements that have been pre determined. Mr. Smith shared that there will be additional clarity on the easement by UEC in a future meeting.**
7. Water Recharge Update: **Both Mr. Shafer and Mr. Cook shared the next steps in this process. Mr. Cook shared about meeting with CDA staff, Bill Tovey and John Shafer and professionals that would be conducting borings on CDA property to determine if the re-charge area on depot land will be sufficient. Mr. Orloski thanks BRAC Mr. Lineer for his help to futher this process.**

8. An Appraisal Team came out to the depot on Monday, Sept. 20<sup>th</sup> Ms. Pedro escorted two associates with Colliers International to all real property sites, including buildings, igloo's and property sites. The CDA supplied all additional records on buildings and igloos. Mr. Doherty asked if the appraisal included the land outside of the fence? Mr. Smith shared that the land outside the fence would be going to the Port of Morrow and that this was pre-determined before he was the CDA Executive Director.
9. Business Oregon-Mr. Ryan DeGroeft: Mr. DeGroeft shared about grant funding for: engineering, infrastructure, planning opportunities that the CDA may be able to utilize. Mr. DeGroeft will send the information to all the CDA board members to review. Ms. Nelson thought this is a very good idea for the CDA to take advantage of these grant opportunities. Mr. Puzey shared that before the CDA applies for the grants, the CDA will need to determine what it will do with this property.
10. Other Discussion for the Good of the Order Note: **There was none.**

**Note:** If an item is to move to an Executive Session the board chairman will make the recommendation. **There was none.**

- Public Comment:
- **Adjournment 3:23pm**

**No Executive Session**