Board Members: Chairman, Joel Peterson - Port of Morrow, Vice Chair, John Shafer - Umatilla County, JD Tovey - CTUIR, Jeff Wenholz - Morrow County, Robert Blanc - Port of Umatilla

Alternate Board Members: Lisa Mittelsdorf - Port of Morrow, Dan Dorran - Umatilla County, Kat Brigham - CTUIR, David Sykes - Morrow County, Jerry Simpson - Port of Umatilla

Staff: Emily Collins, Interim Executive Director

Board Meeting Agenda

Tuesday, September 22, 2026
Time 10:00 am
Location of Meeting: Port of Morrow
2 E Marine Drive, Boardman, OR 97818

1. CALL TO ORDER AND INTRODUCTIONS

Joel Peterson, John Shafer, Jeff Wenholz, JD Tovey, Bob Blanc, Emily Collins, Elizabeth Howard, Patrick Cleary, Jean Bach, Adam Smith, Bob Waldher, Aaron Palmquist, Griffin Beach, Jim Doherty, Kelly Doherty, Ryan DeGrofft, Dan Dorran, Lisa Mittelsdorf, Jerry Simpson, Brian Lemke

2. PUBLIC COMMENT PERIOD (3 Minutes Per Speaker)

3. CONSENT AGENDA

A. August 26, 2026, Meeting Minutes
B. BEO August Statement
C. QuickBooks August 2026

Mr. Wenholz asked to pull the August Meeting Minutes out of the consent agenda.

Mr. Wenholz moved to approve consent agenda items B and C, pulling out item A. Second by Chair Peterson. Motion carried unanimously.

Chair Peterson – Aye
Vice Chair Shafer – Aye
Mr. Wenholz – Aye
Mr. Blanc – Aye
Mr. Tovey - Aye

Mr. Wenholz noted the meeting minutes needed to be amended to reflect the correct start and end date for the employment contract.

Vice Chair Shafer moved to approve the meeting minutes as amended. Second by Mr. Wenholz. Motion carried.

Chair Peterson – Aye
Vice Chair Shafer – Aye

Mr. Wenholz – Aye
Mr. Blanc – Abstained
Mr. Tovey - Aye

4. INFORMATIONAL REPORTS

A. Directors Update

1. BRAC Update

Ms. Collins stated that she had a call with BRAC earlier this month to discuss the request to amend the Programmatic Agreement. BRAC let her know that the Programmatic Agreement is expired, so there is not a mechanism to further amend it. To capture a change in the agreement, CDA would need to use another enforceable mechanism between the parties showing that the Port of Morrow agrees to assume Morrow County's obligation to protect and preserve the interpretive segment of the South trail. After the conversation, she feels confident that they will meet the requirements through the Purchase and Sale Agreement and the Deed.

Mr. Wenholz stated that earlier this year the Port of Morrow and Morrow County had entered into an agreement that the Port of Morrow would assume responsibility for the preservation of the South Trail.

Ms. Howard said she reviewed that agreement and it does seem to meet BRAC's requirements.

Mr. Cleary said Schwabe will also include a statement in the Deed that solidifies those agreements at closing.

Ms. Collins reported that cleanup is done on Parcel 2 and BRAC is going through a lot line adjustment for that parcel. They anticipate the lot line adjustment to be finalized in September of 2027.

2. Business Oregon Grant

Ms. Collins provided an update on the first Grant Planning Committee Meeting. After discussing the grant application process, the Committee decided that it would actually be best to try to tackle multiple planning projects at the same time. At the next meeting each entity will bring a utility planning project idea so they can start putting together a scope of work and budget. The next Grant Planning Committee meeting will be held on October 26th at 3 pm.

3. Audit

   Ms. Collins reported that the 2024-2025 Audit was submitted to the state and to BRAC.

4. Auction

   Ms. Collins reported that the auction company has received the keys and titles needed to get the auction started. They are now in the process of getting the equipment ready and anticipate the auction to begin in the next few weeks.

5. Road Project

   Ms. Collins reported that UEC has received a copy of the agreement from Business Oregon. They are currently working with their legal team to review it. She has not seen a copy of the contract, but she believes they will be sending it to the CDA for review before they sign. Originally Business Oregon was going to have signatures from all three parties on the contract, but they have pivoted and are only requiring UEC to sign.

   Mr. Dorran and Mr. Waldher provided an update on the ODOT road permits.

   Ms. Collins said that she would contact Business Oregon to get an update before the next meeting.

6. Marketing/Website

   Ms. Collins requested to move this item to the work session.

7. Other

5. WORK SESSION

A. Discuss Greg Smith Salary Repayment Press Statement

Chair Peterson requested to move this item to the end of the work session.

B. Policies

1. Public Records Request Policy

Ms. Collins presented the draft Public Records Request Policy and gave a quick overview of the CDA Website.

Mr. Wenholz moved for approval of the Public Records Request Policy. Second by Mr. Tovey. Motion carried unanimously.

Chair Peterson – Aye
Vice Chair Shafer – Aye
Mr. Wenholz – Aye
Mr. Blanc – Aye
Mr. Tovey - Aye

C. Real Estate Agreements
1. Port of Morrow
2. Port of Umatilla
3. Umatilla County
4. CTUIR

D. Other

6. FOR THE GOOD OF THE ORDER

7. EXECUTIVE SESSION

Chair Peterson read to following statement bringing the CDA Board into executive session.

A. Discuss Greg Smith Salary Repayment Press Statement
B. Real Estate Agreements
C. Fire District Litigation

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.

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 session and welcome the audience back into the room.

ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection.

ORS 192.660(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

ORS 192.660(2)(h) To consult with legal counsel regarding the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Chair Peterson closed the executive session and brought the CDA Board back into open session. No decisions were made in executive session.

Ms. Collins explained the current repayment requirements listed in the Purchase and Sale Agreements.

Mr. Blanc requested for Ms. Collins and Ms. Howard to look into an alternative way to divide the fees associated with the first lot line adjustment in Umatilla County. He suggested separating them according to how the land is getting divided.

The board requested to move approval of the PSAs to the next meeting.

Mr. Blanc moved to authorize Elizabeth and Emily to come up with a letter in response to Greg Smith's press release on the process of how the money can be paid back to the CDA as far as his salary. Second by Mr. Tovey. Motion carried.

Chair Peterson – No
Vice Chair Shafer – Yes
Mr. Wenholz – No
Mr. Blanc – Yes
Mr. Tovey – Yes

The next CDA Meeting will be held on Tuesday, October 27th.

8. ADJOURN

Documents Discussed
August 26, 2026, Meeting Minutes
BEO August Statement
QuickBooks August 2026
Public Records Request Policy
Port of Morrow
Port of Umatilla
Umatilla County
CTUIR
PSA Cost Sheet