

**Columbia River Enterprise Zone III Board Meeting
Port of Morrow Riverfront Center
May 2, 2025 at 8:30 a.m.
Meeting Agenda**

Electronic Meeting Information Provided at End of Agenda

1. Welcome and Introductions
2. Approval of minutes
3. Approval of Financial Statements
4. Computer purchase
5. Interim Manger spending authorization
6. Other
7. Good of the Order
8. Executive Session
 - a. Pursuant to ORS 192.660(2)(g) to conduct matters of trade or commerce.
9. Return to Open Session after Executive Session – Potential Decision or Action Items as Result of Executive Session
10. Adjourn

Contact Information:

David Sykes

Phone 541-240-0909

ezmanager@co.morrow.or.us

Port of Morrow is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81555675298?pwd=buvA2dnf5K4DTI5r38PX4iJ9KMG7Er.1>

Meeting ID: 815 5567 5298

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- +1 507 473 4847 US
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Minutes will differ slightly from the agenda. The CREZ III meeting was held first and immediately followed by the CREZ II meeting.

Columbia River Enterprise Zone III
Port and County
Port of Morrow Riverfront Center

January 17, 2025 at 9:00 AM - Noon
Meeting Minutes

1. Welcome and Introductions

Present in Room: David Sykes, Lisa Mittelsdorf, John Murray, Jeff Wenholz, Karen Pettigrew, Heather Baumgartner, Mark Patton, Marta Barajas,

Present on Zoom: Mike Gorham, Gus Peterson, Valerie Ballard

2. Election of officers

3. New application discussion

4. Possible boundary expansion **note: meeting recording was late starting and started at this point.*

David Sykes stated that Threemile Canyon Farms would like to add a digester to their system. They received a 5-year abatement. He referred to a map of the zone boundaries to accommodate that. He asked if they wanted extra conditions to the original 5-year agreement, which was originally done in 2018. Discussion was had by all. It was decided to request they give a presentation at a future meeting.

5. Pay bills

David remarked there are two bills to pay. One is for a question regarding an executive session to the attorney and the other is for business cards. John made a motion to approve paying the bills as presented. Jeff seconded. There was no further discussion. The motion passed unanimously.

6. Good of the Order

7. Adjourn

David stated this ended the Port/County items and the meeting transitioned into the Port/County/City portion of the meeting.

Columbia River Enterprise Zone III Port, County, and City of Boardman Port of Morrow Riverfront Center

January 17, 2025 at 9:00 AM - Noon
Meeting Minutes

8. Welcome and Introductions - None
9. Disbursement of CDC Funds – David said he pulled the exert from the agreement with Amazon. Marta stated the updated financial was not emailed due to issues with the new Outlook client not actually sending email. Printed copies were available. David mentioned that we need to have a CREZ II meeting and to please answer the Doodle poll that was emailed. He opened the floor for discussion regarding fund disbursement and discussion was had by all. Mike answered questions regarding the tax rates for the affected districts.
John made a motion to disburse \$1 million dollars to each of the sponsoring agencies, including City of Boardman, \$500,000 to the Water Consortium, and \$1.5 million dollars to the effected taxing districts at their tax rate. Jeff seconded the motion. There was no further discussion. The motion passed unanimously. Mike asked to clarify “affected taxing districts” and John replied that he intended the non-school districts.
David asked for permission to send out a press release regarding the Water Consortium that states we have given the money to the consortium and what the money will be used for.
10. Good of the order – David asked if there was anything else to discuss and Lisa mentioned finding a meeting date for CREZ II. The CREZ II meeting will be held on January 23, 2025 at 4 PM at the Port of Morrow.
11. Adjourn

COLUMBIA RIVER ENTERPRISE ZONE III
STATEMENT OF FINANCIAL ACTIVITIES
JULY 1, 2024 - MARCH 31, 2025

REVENUE

	Fiscal Year 2024-2025	Fiscal Year 2023-2024	Fiscal Year 2022-2023	Fiscal Year 2021-2022	Combined Total
<u>ENTERPRIZE ZONE AGREEMENT REVENUE</u>					
Community Development Contribution Revenue	5,000,000.00	5,000,000.00	0.00	0.00	10,000,000.00
Total Enterprise Zone Agreement Revenue	5,000,000.00	5,000,000.00	0.00	0.00	10,000,000.00
<u>OPERATIONAL REVENUE</u>					
Application Fees Revenue	0.00	12,250.00	0.00	593,000.00	605,250.00
Other Revenue	71,801.32	34,578.71	0.00	0.00	106,380.03
Total Operational Revenue	71,801.32	46,828.71	0.00	593,000.00	711,630.03
TOTAL REVENUE	5,071,801.32	5,046,828.71	0.00	593,000.00	10,711,630.03

DISBURSEMENTS

	Fiscal Year 2024-2025	Fiscal Year 2023-2024	Fiscal Year 2022-2023	Fiscal Year 2021-2022	Combined Total
<u>COMMUNITY DEVELOPMENT CONTRIBUTION</u>					
Umatilla Morrow Radio & Data District	67,426.43	183,036.32	0.00	0.00	250,462.75
Morrow County Health District	394,642.90	331,541.04	0.00	0.00	726,183.94
Boardman Fire Rescue District	296,041.69	379,813.60	0.00	0.00	675,855.29
Boardman Cemetary	11,264.18	0.00	0.00	0.00	11,264.18
Irrigon Cemetery	0.00	159,890.07	0.00	0.00	159,890.07
Irrigon Park District	0.00	263,638.54	0.00	0.00	263,638.54
Morrow County Unified Recreation District	180,861.47	280,673.90	0.00	0.00	461,535.37
North Morrow Vector Control	114,981.88	189,829.99	0.00	0.00	304,811.87
Oregon Trail Library	100,584.36	211,576.54	0.00	0.00	312,160.90
Boardman Park & Recreation District - Bond	123,430.02	0.00	0.00	0.00	123,430.02
Boardman Park & Recreation District	118,551.52	0.00	0.00	0.00	118,551.52
Boardman Fire Rescue District - Bond	92,215.55	0.00	0.00	0.00	92,215.55
Morrow County Clean Water Consortium	500,000.00	0.00	0.00	0.00	500,000.00
Port of Morrow	1,000,000.00	1,000,000.00	0.00	0.00	2,000,000.00
Morrow County	1,000,000.00	1,000,000.00	0.00	0.00	2,000,000.00
City of Boardman	1,000,000.00	1,000,000.00	0.00	0.00	2,000,000.00
Total Community Development Contribution Distribution	5,000,000.00	5,000,000.00	0.00	0.00	10,000,000.00
Total Awarded Disbursements	5,000,000.00	5,000,000.00	0.00	0.00	10,000,000.00
<u>OPERATIONAL EXPENDITURES</u>					
Bank Fees	0.30	0.30	15.00	3.00	18.60
Contract Management Fees	0.00	16,853.60	14,421.60	0.00	31,275.20
Legal Fees	347.74	3,334.50	4,091.00	50.53	7,823.77
Operating Expenses	98.02	18.85	0.00	50.00	166.87
Transfer: Inter-Fund to EZ Agreement Revenue	0.00	0.00	0.00	0.00	0.00
Total Operational Expenditures	446.06	20,207.25	18,527.60	103.53	39,284.44
TOTAL DISBURSEMENTS	5,000,446.06	5,020,207.25	18,527.60	103.53	10,039,284.44
NET INCOME (DEFICIT)	71,355.26	26,621.46	(18,527.60)	592,896.47	672,345.59

AGENDA ITEM COVER SHEET
CREZ III

Meeting Date

05/02/25

Item Name: Computer Purchase Request

Issues or background:

According to Morrow County IT support, the Enterprise Zone computer is about 7 years old. The battery recently went out and it was replaced with a temporary. The hard drive is small and running out of storage space and I am concerned it may fail soon. I would like to replace this computer. See the attached quote sheet. Historically, the County has provided the computer for the CREZ manager along with all necessary licensing for Microsoft 365 applications etc. The device is also joined and managed on the County's domain. The cost has typically just been borne by the County. Basically it is administered as a County device.

Agreements or Contracts:

Entity: CREZ manager

Entity Address:

Effective Dates: to

Contract Amount:

Fiscal Impact: \$0

Suggested Action(s)/Motion(s):

Motion to have Administrator request Morrow County Purchase a new computer for use by CREZ II & III and continue current administration as a county device.



A quote for your consideration.

To retrieve this eQuote online, log in to your [Dell Premier Page](#) and search for your eQuote number under "Quotes" in the top menu bar.

Quote No.: 3000188126728
Total (USD): \$2,013.49
eQuote Name: MCG 2 #16365 CREZ Laptop
eQuote Creator: tficenec@hermiston.or.us
Quoted On: Apr. 08, 2025
Expires By: May. 08, 2025

Company Name: -
Customer Number: -
Premier Page Name: Morrow County, OR

Contract Name: Dell Midwestern Higher Education Compact (MHEC) Master Agreement
Contract Code: C000000979569
Customer Agreement Number: MHEC-04152022

Sales Representative: Mack, Fred
Email: Fred_Mack@Dell.com

Billing Address:

-
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Pricing Summary

	Qty	Unit Price	Discounted Unit Price	Subtotal
1. Wireless Keyboard	1	\$40.62	\$40.62	\$40.62
2. Dock WD190S	1	\$146.24	\$146.24	\$146.24
3. Dell Pro 16	1	\$1,444.67	\$1,444.67	\$1,444.67
4. Dell Pro 27 Monitor	2	\$162.14	\$162.14	\$324.28
5. Dell EcoLoop Pro Sleeve 15-16 Premier discount	1	\$37.49 - \$10.87	\$26.62	\$26.62
6. Dell Mobile Pro Wireless Mouse - MS5120W Premier discount	1	\$43.74 - \$12.68	\$31.06	\$31.06
			Subtotal:	\$2,013.49
			Shipping:	\$0.00
			Estimated Tax:	\$0.00
			Total (USD):	\$2,013.49

Product Details

		Qty	Unit Price	Subtotal
1.	 Wireless Keyboard Order Code: rcrc1528182-8248900	1	\$40.62	\$40.62

		Qty	Unit Price	Subtotal
2.	 Dock WD190S (210-AZBG) Order Code: rcrc1528182-8248899	1	\$146.24	\$146.24

Module	Description	Product Code	SKU	Qty
Base	Dell Dock- WD19S 90 PD	GJZI0T7	210-AZBG	1
Standard		GBCO196		1
Hardware Support Service	3Y Basic Hardware Service with Advanced Exchange after remote diagnosis		824-3993,824-3984	

		Qty	Unit Price	Subtotal
3.	 Dell Pro 16 (210-BPBD) Order Code: rcrc1528182-8328386	1	\$1,444.67	\$1,444.67

Module	Description	Product Code	SKU	Qty
Base	Dell Pro 16 XCTO Base	G6NW9ML	210-BPBD	1
Processor	Intel® Core™ 5 120U (10 cores, up to 5.0 GHz)	GRAB0UK	379-BGGZ	1
Operating System	Windows 11 Pro	G0VA5W2	619-BBQD	1
Chassis Options	Magnetite color, textured finish	GIGMR0L	354-BBKB	1
Memory	32 GB: 2 x 16 GB, DDR5, 5600 MT/s (5200 MT/s with Intel® Core™ processors)	GC1LOQ6	370-BCMN	1
Base Options	Integrated Intel® graphics for Intel® Core™ 5 120U processor	GMEY1IN	338-CRGB	1
Systems Management	Intel vPRO Enterprise Management Not Offered	G4K6VL3	631-BCBH	1
Storage	512 GB SSD	GZNG3WB	400-BSKR	1
Operating System Language Pack	English, French, Spanish, Brazilian Portuguese	GALH68M	619-BBPD	1
Display	16", Non-Touch, FHD+, 300 nit, 45% NTSC, Anti-Glare, FHD+IR Cam	GR9MGDI	391-BJPD	1
Camera	FHD HDR + IR Camera, Facial Recognition, TNR, Camera Shutter, Microphone	GVATBU9	319-BBKH	1
Keyboard	English US backlit Copilot key keyboard with numeric keypad	GG30EJ	583-BMQF	1
Mouse	No Mouse	G8043UZ	570-AADK	1
Wireless Driver	Intel® AX211 WLAN Driver	G0FAJ18	555-BLWM	1
Wireless	Intel® Wi-Fi 6E (6 where 6E unavailable) AX211, 2x2, 802.11ax, Bluetooth® 5.3 wireless card	GTAQB25	555-BLLQ	1
Mobile Broadband	No Mobile Broadband Card	GR957IY	556-BBCD	1
Primary Battery	3-cell, 55 Wh, ExpressCharge™ Capable, ExpressCharge™ Boost Capable	GN0UXD5	451-BDKX	1
Power Supply	65W AC adapter, USB Type-C	GA2KE8W	492-BDTG	1
PalmRest	No Fingerprint Reader	GBNUZM9	346-BLHC	1
Operating System Recovery Options	OS-Windows Media Not Included	GLA9OQ1	620-AALW	1
Power Cord	E4 Power Cord 1M for US	GC90V4B	537-BBDO	1


Placemat	Quick Start Guide	G4FNJQC	340-DTVQ	1
Documentation	Documentation	GUX97AW	340-DNBV	1
ENERGY STAR	ENERGY STAR Qualified	G6J34SM	387-BBLW	1
FGA Module	No FGA	NOFGA	817-BBBB	1
Non-Microsoft		G3PHAG2		1
Application Software	Dell Additional Software - Dell Pro Laptop		658-BFVB	
Shipping Material	Dell Pro 16 Mix Model Type-C	GT5CO0Y	340-DSNN	1
Transportation from ODM to region	Standard Shipment (S)	G7DC6AK	800-BBQN	1
EAN POD Label	No UPC/EAN Label	G8WGTYN	389-BCGW	1
EPEAT 2018	EPEAT 2018 Registered (Gold)	GBU8CHM	379-BDZB	1
Windows AutoPilot	No AutoPilot	GYEO2AP	340-CKSZ	1
Hard Drive Software	Intel® Rapid Storage Technology Driver	G6T7IXL	409-BCYQ	1
Processor Label	Intel® Core™ i5 Label	GYDZOX4	389-FHKG	1
ICPS	No Intel® Connectivity Performance Suite	GJ5LQFG	650-BBBG	1
Standard Hardware Support Service	5Y ProSupport Next Business Day Onsite Service after remote diagnosis with HW-SW Support	G0RTGZV	975-3461,989-3449,714-0174,714-0205,714-0217,714-0313	1
Microsoft Office Home and Small Business Security solutions	Activate Your Microsoft 365 For A 30 Day Trial	GHKU96A	630-ABBT	1
		GD4K19S		1
	No anti-virus software		650-AAAM	
PDF Solutions	Foxit PDF Editor with AI Assistant	G3NGE2D	634-CLHT	1
Photo, Video, and Media Solutions	CyberLink PowerDirector 2025 Ultra & PhotoDirector 2025 Ultra	G6XD4CJ	634-BYFS	1

		Qty	Unit Price	Subtotal
4.	 Dell Pro 27 Monitor (210-BMFJ) Order Code: rrcr1528182-8328383	2	\$162.14	\$324.28

Module	Description	Product Code	SKU	Qty
Dell Pro 27 Plus Monitor - P2725H	Dell Pro 27 Plus Monitor - P2725H	GO9RG5E	210-BMFJ	1
Standard Hardware Support Service	3Y Basic Hardware Service with Advanced Exchange after remote diagnosis	G2V0K68	814-5380,814-5381	1

		Qty	Unit Price	Subtotal
5.	 Dell EcoLoop Pro Sleeve 15-16 (460-BDKB) Order Code: 460-BDKB	1	\$26.62	\$26.62

Module	Description	Product Code	SKU	Qty
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		Qty	Unit Price	Subtotal
6.	 Dell Mobile Pro Wireless Mouse - MS5120W (570-ABGT) Order Code: 570-ABGT	1	\$31.06	\$31.06

Module	Description	Product Code	SKU	Qty
Dell Mobile Pro Wireless Mouse - MS5120W			570-ABGT	1

Need Help?



We're here to answer any of your Order Support questions. [Contact Us.](#)

CONNECT WITH DELL:



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Electronically linked terms and descriptions are available in hard copy upon request.

AGENDA ITEM COVER SHEET
CREZ III

Meeting Date
05/02/25

Item Name: Manger spending limit

Issues or background:

At its last meeting, CREZ II voted to authorize the Enterprise Zone Manager to spend up to \$1,000 with board chair approval. This is a request to give the CREZ manager that authority for CREZ III as well. In the past not having that authority has caused some invoices to be paid late.

Agreements or Contracts:

Entity: CREZ manager

Entity Address:

Effective Dates: to

Contract Amount:

Fiscal Impact:

Suggested Action(s)/Motion(s):

Motion to authorize CREZ III Manager to spend up to \$1,000 with board chair approval.