

**Columbia River Enterprise Zone II
Port of Morrow Riverfront Center
Wells Springs Room
January 23, 2025, 4 – 6 p.m.**

Meeting Agenda

ZOOM Meeting Information Provided at End of Agenda

1. Welcome and Introductions
2. Election of officers
3. Pay bills
4. Annual report presentations: Town of Lexington, WCVEDG, Lone, Irrigon and Boardman. 5 minutes each
5. Disbursement of Funds
6. Good of the Order
7. Adjourn

Contact Information:

David Sykes

Interim Zone Manager

541-240-0909

ezmanager@co.morrow.or.us

Join Zoom Meeting

<https://us02web.zoom.us/j/86936036304?pwd=Ht1MhIOZvSmMEaH8LElP7U7dk3iQY4.1>

Meeting ID: 869 3603 6304

Passcode: 361347 ---

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Excerpt from CREZII IGA covering disbursement rules

D. Distribution of Fees:

Company paid fees will be distributed by the Board with the following considerations:

- Distribution will be consistent with company agreements when applicable.
- Distribution will be done at least semi-annually.
- Distribution in future years does not have to reflect distribution patterns set in previous years.
- Distribution will be carried out by the Fiscal Agent based on Order(s) passed and approved.

Distribution of funds is only done during a meeting that the full board is represented. In addition to the above requirement, at least one affirmative vote from each entity shall be required to pass a motion regarding distribution of funds. If at least one affirmative vote is not cast from each entity and the motion fails, nothing shall prevent the Board from attempting to distribute said money in a future vote. If an agreement for distribution cannot be reached, the Board shall vote to indicate that an impasse has been reached and the motion shall specifically identify the funds that are subject to the impasse.

**COLUMBIA RIVER ENTERPRISE ZONE II
INTERIM STATEMENT OF FINANCIAL ACTIVITIES BY FUND
JULY 1, 2012 - DEC. 5, 2024**

ENTERPRISE ZONE AGREEMENT FUND ACTIVITY

REVENUE							
	Combined	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Cumulative
	Fiscal Years	2020-21	2021-22	2022-23	2023-24	2024-25	Fiscal Years
ENTERPRISE ZONE AGREEMENT REVENUE	2012-2020						Total
Rack Space (11/2012-11/2026, variable)	300,000.00	0.00	0.00	0.00	0.00	0.00	300,000.00
Amazon (11/2013-11/2017, variable)	599,000.00	0.00	0.00	0.00	0.00	0.00	599,000.00
M/C - Columbia Plywood Payment	95,594.24	0.00	0.00	0.00	0.00	0.00	95,594.24
Amazon (PDX1-2014) - Lewis & Clark [2017-2022]	2,487,937.41	347,837.86	0.00	0.00	0.00	0.00	2,835,775.27
Amazon (PDX4-2014) - Rippee Rd [2017-2022]	2,152,567.43	148,702.20	0.00	0.00	0.00	0.00	2,301,269.63
Columbia River Technologies [2014-2023]	1,475,000.00	325,000.00	475,000.00	775,000.00	900,000.00	0.00	3,950,000.00
Lamb-Weston [2014-2028]	5,100,000.00	850,000.00	850,000.00	850,000.00	850,000.00	850,000.00	9,350,000.00
Amazon (PDX1-2016) - Lewis & Clark [2017-2021]	1,498,567.96	808,061.65	1,008,035.98	804,807.03	296,616.68	0.00	4,416,089.30
Amazon (PDX4-2016) - Rippee Rd [2017-2021]	1,208,402.53	691,000.63	871,441.20	791,873.99	407,433.78	0.00	3,970,152.13
Amazon/LTREZ-AIP - Lewis & Clark II 2017 [2019-2033]	2,000,000.00	2,850,000.00	3,910,000.00	4,910,000.00	5,090,000.00	4,970,000.00	23,730,000.00
Amazon/LTREZ-AIP - Olson Rd 2018 [2020-2034]	0.00	1,850,000.00	1,850,000.00	1,850,000.00	4,850,000.00	3,850,000.00	14,250,000.00
WOF PNW Threemile Project LLC [2020-2024]	0.00	28,148.19	31,864.70	18,960.29	16,914.97	18,960.29	114,848.44
ResilientIG Threemile Acquisition [2020-2024]	0.00	0.00	0.00	16,914.97	18,960.29	0.00	35,875.26
Amazon/LTREZ-AIP - Gar Swanson 2020 [2022-2036]	0.00	0.00	0.00	1,850,000.00	1,850,000.00	3,850,000.00	7,550,000.00
Morrow County Grain Growers [2020-2024]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Inter-Fund transfer from Operating Fund*	443,335.11	0.00	0.00	0.00	1,160.50	0.00	444,495.61
TOTAL EZ AGREEMENT REVENUES	17,360,404.68	7,898,750.53	8,996,341.88	11,867,556.28	14,281,086.22	13,538,960.29	73,943,099.88

DISBURSEMENTS							
	Combined	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Cumulative
	Fiscal Years	2020-21	2021-22	2022-23	2023-24	2024-25	Fiscal Years
ENTERPRISE ZONE AGREEMENT DISBURSEMENTS	2012-2020						Total
Housing/Community Development							
Boardman Community Development Association	3,959,626.54	1,017,760.20	1,144,936.00	1,144,936.00	2,122,712.00	0.00	9,389,970.74
City of Irrigon / Irrigon Housing Group	3,169,572.99	818,151.06	952,790.80	952,790.80	1,020,452.00	0.00	6,913,757.65
Willow Creek Valley Economic Development Group	2,748,998.95	628,399.17	736,273.20	592,699.93	579,357.00	0.00	5,285,728.25
Ione Community Agricultural Business Organization	0.00	0.00	0.00	143,573.27	161,225.00	0.00	304,798.27
Town of Lexington	0.00	0.00	0.00	0.00	116,254.00	0.00	116,254.00
Greater Eastern Oregon Development Corp.	100,000.00	0.00	0.00	0.00	0.00	0.00	100,000.00
Total Housing/Community Development	9,978,198.48	2,464,310.43	2,834,000.00	2,834,000.00	4,000,000.00	0.00	22,110,508.91
Education							
Special Award: (POM / M.C.-reimb.), Oregon Work Source	115,000.00	0.00	0.00	0.00	0.00	0.00	115,000.00
Morrow Education Foundation	2,472,415.90	571,207.95	571,500.00	571,500.00	571,500.00	0.00	4,758,123.85
Total Education	2,587,415.90	571,207.95	571,500.00	571,500.00	571,500.00	0.00	4,873,123.85
Public Safety							
Boardman Rural Fire District - Pierce Fire Truck**	903,092.29	176,214.95	176,214.95	0.00	0.00	0.00	1,255,522.19
Boardman Rural Fire District	439,007.38	124,828.28	150,000.00	235,000.00	300,000.00	0.00	1,248,835.66
Boardman City Police	698,842.11	165,000.00	165,000.00	250,000.00	300,000.00	0.00	1,578,842.11
Morrow County Sheriff	91,058.39	0.00	0.00	0.00	100,000.00	0.00	191,058.39
Morrow County Health District	625,814.00	150,407.00	150,000.00	150,000.00	100,000.00	0.00	1,176,221.00
Irrigon Rural Fire Protection District	0.00	0.00	0.00	0.00	100,000.00	0.00	100,000.00
Total Public Safety	2,757,814.17	616,450.23	641,214.95	635,000.00	900,000.00	0.00	5,550,479.35
Sponsoring Agencies							
City of Boardman (1/3)	678,992.04	1,145,035.21	1,383,333.34	2,012,786.51	2,237,786.51	0.00	7,457,933.61
Morrow County (1/3)	678,992.04	1,145,035.21	1,383,333.33	2,012,786.49	2,237,786.49	0.00	7,457,933.56
Port of Morrow (1/3)	678,992.04	1,145,035.22	1,383,333.33	2,012,786.49	2,237,786.49	0.00	7,457,933.57
Total Sponsoring Agencies	2,036,976.12	3,435,105.64	4,150,000.00	6,038,359.49	6,713,359.49	0.00	22,373,800.74
Community Infrastructure							
City of Boardman	0.00	0.00	0.00	0.00	600,000.00	0.00	600,000.00
City of Heppner	0.00	200,000.00	200,000.00	200,000.00	600,000.00	0.00	1,200,000.00
City of Ione	0.00	200,000.00	200,000.00	200,000.00	600,000.00	0.00	1,200,000.00
City of Irrigon	0.00	200,000.00	200,000.00	200,000.00	600,000.00	0.00	1,200,000.00
City of Lexington	0.00	200,000.00	200,000.00	200,000.00	600,000.00	0.00	1,200,000.00
Total Community Infrastructure	0.00	800,000.00	800,000.00	800,000.00	3,000,000.00	0.00	5,400,000.00
Internal Transfer							
Transfer to Additional Payment Fund	0.01	0.00	0.00	0.00	0.00	0.00	0.01
Transfer to Operating Fund	0.00	0.00	0.00	0.00	96,226.73	0.00	96,226.73
Total Internal Transfer	0.01	0.00	0.00	0.00	96,226.73	0.00	96,226.74
TOTAL EZ AGREEMENT DISBURSEMENTS	17,360,404.68	7,887,074.25	8,996,714.95	10,878,859.49	15,281,086.22	0.00	60,404,139.59
NET EZ AGREEMENT FUND	0.00	11,676.28	11,303.21	1,000,000.00	0.00	13,538,960.29	13,538,960.29

**COLUMBIA RIVER ENTERPRISE ZONE II
INTERIM STATEMENT OF FINANCIAL ACTIVITIES BY FUND
JULY 1, 2012 - DEC. 5, 2024**

"ADDITIONAL PAYMENT" FUND ACTIVITY

REVENUE							
	Combined						Cumulative
	Fiscal Years	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Years
ADDITIONAL PAYMENT REVENUES	2012-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Amazon/LTREZ-AIP - Lewis & Clark II 2017 -Add'l Payment [201-	346,360.00	380,327.50	353,393.75	363,225.25	373,806.93	387,232.43	2,204,345.86
Amazon/LTREZ-AIP (PDX90-2018) - Olson Rd [Add'l Payment] [2	0.00	484,817.50	512,352.90	480,587.70	534,064.96	535,790.21	2,547,613.27
Amazon/LTREZ-AIP - Gar Swanson 2020 -Add'l Payment [2022-2	0.00	0.00	0.00	332,402.50	342,086.18	354,372.43	1,028,861.11
Internal Transfer	0.01	0.00	0.00	0.00	0.00	0.00	0.01
TOTAL ADDITIONAL PAYMENT REVENUES	346,360.01	865,145.00	865,746.65	1,176,215.45	1,249,958.07	1,277,395.07	5,780,820.25

DISBURSEMENTS							
	Combined						Cumulative
	Fiscal Years	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Years
ADDITIONAL PAYMENT DISBURSEMENTS	2012-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Zone Taxing Districts							
Blue Mountain Community College	26,228.63	66,291.70	66,176.77	89,464.54	95,170.46	0.00	343,332.10
Intermountain ESD	24,423.46	61,729.19	61,623.95	83,308.83	88,620.38	0.00	319,705.81
Irrigon Cemetery	4,054.71	4,452.35	4,137.05	8,143.45	8,380.69	0.00	29,168.25
Irrigon Community Park & Recreation District	16,111.71	17,691.78	16,438.90	32,358.67	33,301.36	0.00	115,902.42
Morrow County Unified Recreation District	18,091.45	45,725.34	45,641.52	61,704.79	65,644.73	0.00	236,807.83
North Morrow Vector Control	7,534.14	19,042.20	29,123.06	25,699.53	27,337.57	0.00	108,736.50
North Morrow Vector Control (LO)	3,967.42	10,027.50	0.00	13,628.57	14,395.77	0.00	42,019.26
Oregon Trail Library District	10,061.38	25,429.70	25,391.46	34,324.33	36,507.68	0.00	131,714.55
Umatilla Morrow Radio District	6,744.62	17,046.72	17,022.03	23,010.09	24,472.82	0.00	88,296.28
Boardman Cemetery	0.00	1,610.56	1,698.16	1,584.92	1,759.52	0.00	6,653.16
Boardman Park & Recreation District	0.00	16,950.55	17,824.61	16,635.98	18,518.32	0.00	69,929.46
Boardman Fire Rescue District	29,612.85	74,845.15	74,705.99	100,999.15	107,450.06	0.00	387,613.20
Morrow County Health District	24,002.91	60,666.28	60,564.11	81,875.52	87,094.43	0.00	314,203.25
Morrow County Health District (LO)	15,472.95	39,107.19	39,440.11	53,151.44	56,143.53	0.00	203,315.22
Morrow Education Foundation (for MCSD)	160,053.78	404,528.79	403,787.74	545,898.29	580,754.31	0.00	2,095,022.91
Boardman Central Urban Renewal District	0.00	0.00	2,171.19	4,427.35	4,406.44	0.00	11,004.98
Total Zone Taxing Districts	346,360.01	865,145.00	865,746.65	1,176,215.45	1,249,958.07	0.00	4,503,425.18
NET ADDITIONAL PAYMENT FUND	0.00	0.00	0.00	0.00	0.00	1,277,395.07	1,277,395.07

**COLUMBIA RIVER ENTERPRISE ZONE II
INTERIM STATEMENT OF FINANCIAL ACTIVITIES BY FUND
JULY 1, 2012 - DEC. 5, 2024**

BOND FUNDS ACTIVITY

REVENUE							
	Combined						Cumulative Fiscal Years Total
	Fiscal Years 2012-2020	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23	Fiscal Year 2023-24	Fiscal Year 2024-25	
BOND REVENUES							
Lamb-Weston (ConAgra)	808,573.30	137,399.43	457,147.22	180,857.99	407,552.78	326,993.52	2,318,524.24
Amazon Rippee Rd. (2013)	92,465.10	0.00	0.00	0.00	0.00	0.00	92,465.10
Amazon (PDX1-2014) - Lewis & Clark	709,009.26	133,240.96	0.00	0.00	0.00	0.00	842,250.22
Amazon (PDX4-2014) - Rippee Rd	617,125.41	110,322.10	0.00	0.00	0.00	0.00	727,447.51
Columbia Plywood	3,915.92	0.00	0.00	0.00	0.00	0.00	3,915.92
Columbia River Technologies	344,236.50	58,495.50	60,237.00	47,128.50	46,035.00	0.00	556,132.50
Amazon (PDX1-2016) - Lewis & Clark [2017-2022]	0.00	0.00	33,578.81	29,986.48	28,322.66	0.00	91,887.95
Amazon (PDX4-2016) - Rippee Rd [2017-2022]	0.00	0.00	18,926.06	16,874.80	15,938.49	0.00	51,739.35
WOF PNW Threemile Project LLC	0.00	0.00	3,596.40	1,697.38	1,603.20	2,488.27	9,385.25
ResilientIG Threemile Acquisition [2020-2024]	0.00	0.00	0.00	1,514.27	1,430.25	0.00	2,944.52
Morrow County Grain Growers [2020-2024]	0.00	0.00	1,177.90	1,051.89	987.55	1,542.01	4,759.35
Adj. for Bond Disbursement (rounding factor) \$0.01 from Operat	0.01	0.00	0.00	0.00	0.00	0.00	0.01
TOTAL BOND REVENUES	2,575,325.50	439,457.99	574,663.39	279,111.31	501,869.93	331,023.80	4,701,451.92
DISBURSEMENTS							
	Combined						Cumulative Fiscal Years Total
	Fiscal Years 2012-2020	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23	Fiscal Year 2023-24	Fiscal Year 2024-25	
BOND DISBURSEMENTS							
Boardman Park & Recreation District Bond	2,018,019.07	331,799.41	116,867.85	79,343.55	78,213.30	0.00	2,624,243.18
Blue Mountain Community College Bond	557,306.43	107,658.58	44,712.69	42,633.03	42,090.51	0.00	794,401.24
Boardman Fire Rescue District	0.00	0.00	97,425.65	86,976.35	82,144.44	0.00	266,546.44
City of Boardman GO Bond	0.00	0.00	315,657.20	70,158.38	299,421.68	0.00	685,237.26
TOTAL BOND DISBURSEMENTS	2,575,325.50	439,457.99	574,663.39	279,111.31	501,869.93	0.00	4,370,428.12
NET BOND FUNDS	0.00	0.00	0.00	0.00	0.00	331,023.80	331,023.80

**COLUMBIA RIVER ENTERPRISE ZONE II
INTERIM STATEMENT OF FINANCIAL ACTIVITIES BY FUND
JULY 1, 2012 - DEC. 5, 2024**

OPERATIONAL FUNDS ACTIVITY

REVENUE							
	Combined Fiscal Years 2012-2020	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23	Fiscal Year 2023-24	Fiscal Year 2024-25	Cumulative Multi Year Total
OPERATIONAL REVENUES							
Amazon (3 units) 2013 application fee	12,500.00						12,500.00
Columbia Plywood 9/2012 (m/c reimburse)	500.00						500.00
ConAgra 10/2012 (m/c reimburse)	10,750.00						10,750.00
Reklaim 3yr application fee	250.00						250.00
Kodiac Carbonic,LLC application fee	500.00						500.00
Frederickon Farming LLC 1/05/2016 application fee	250.00						250.00
ConAgra 3/2016 application fee	1,500.00						1,500.00
Amazon (PDX1-2016) - Lewis & Clark application fee	25,000.00						25,000.00
Amazon (PDX4-2016) - Rippee Rd application fee	27,500.00						27,500.00
Amazon (PDX1-2016) & (PDX4-2016) amendment fee	22,250.00						22,250.00
Amazon/LTRES-AIP - 2017 application fee	55,000.00						55,000.00
Boardman Foods 5/2017 application fee	500.00						500.00
Morrow County Grain Growers application fee	500.00						500.00
PNH -TAJ Food Mart application fee	250.00						250.00
TMF Biofuels application fee	1,500.00						1,500.00
ODOR Property Tax Refund (undesignated)	110,736.54						110,736.54
Amazon/LTRES-AIP (PDX90-2018) - Olson Rd application fee	118,500.00						118,500.00
Amazon/LTRESZ (PDX86-2019) application fee	118,500.00						118,500.00
Banking error^	850.00						850.00
KLEAN Industries application fee	3,500.00						3,500.00
Interest Earned	0.00	0.00	6,748.63	100,749.25	214,821.20	10,365.12	332,684.20
Interfund Transfer from EZ Agreements Fund	0.00				96,226.73	0.00	96,226.73
TOTAL OPERATIONAL REVENUES	510,836.54	0.00	6,748.63	100,749.25	311,047.93	10,365.12	939,747.47

DISBURSEMENTS							
	Combined Fiscal Years 2012-2020	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23	Fiscal Year 2023-24	Fiscal Year 2024-25	Cumulative Multi Year Total
OPERATIONAL EXPENDITURES							
Housing forum lunches	285.00						285.00
A. Fisher E-Zone Seminar (3 Invoices)	489.86						489.86
FCS Group - Economic study CREZ entity benefits	12,270.00						12,270.00
Attorney/Legal Fees	1,130.00	608.00				769.50	2,507.50
Office supplies-computer, phone, supplies, checks	4,599.60			32.90			4,632.50
Greg Sweek - CREZ Manager Fees	19,948.19	14,847.05	9,375.40	9,451.15	10,176.11		63,797.90
Inter-Fund transfer to EZ Agreement Revenue*	443,335.11				1,160.50		444,495.61
LGIP and Bank Fees	0.00		0.20	0.35	0.40	0.10	1.05
Banking correction^	0.00				850.00		850.00
Adj. for Bond Disbursement (rounding factor) -\$0.01 to Bond Re	0.01						0.01
TOTAL OPERATIONAL EXPENDITURES	482,057.77	15,455.05	9,375.60	9,484.40	12,956.51	0.10	529,329.43
NET OPERATIONAL FUNDS	28,778.77	13,323.72	10,696.75	101,961.60	400,053.02	410,418.04	410,418.04

Sykes Brothers Printing

25 SW Emigrant
Pendleton, OR 97801
(541)276-2152
andrew@rapidserve.net

INVOICE

BILL TO
Columbia River Enterprise Zone
PO Box 788
Heppner, OR 97836

SHIP TO
Columbia River Enterprise Zone
PO Box 788
Heppner, OR 97836

INVOICE #	DATE	TERMS	DUE DATE
25329	10/18/2024	15th of Month	11/15/2024

Please detach top portion and return with your payment.

JOB NUMBER
11519

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/20/2024	Business Cards David Sykes Business Card	250	0.12	30.00
08/20/2024	Graphic Design Card Setup	1	7.59	7.59

BALANCE DUE **\$37.59**