

**Columbia River Enterprise Zone II Board Meeting
Port of Morrow Riverfront Center Sand Hollow Room
October 24, 2025, 10:00 a.m.
Meeting Agenda**

Electronic Meeting Information Provided at End of Agenda

1. Welcome and introductions
2. Approval of minutes (CREZ II)
3. CREZ manager proposal from City of Boardman – Brandon Hammond
4. Review manager proposed job description and job posting
5. Discussion and possible action on permanent CREZ II manager.
6. Announcement of received subpoena
7. Other
8. Adjourn

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

Join Zoom Meeting

<https://us02web.zoom.us/j/89988915389?pwd=jGpkepGKw2UgQNwA7bNjTbpzz9xf55.1>

View meeting insights with Zoom AI Companion

<https://us02web.zoom.us/launch/edl?muid=4c9bda86-f367-481c-bfa7-fdc168da23f8>

Meeting ID: 899 8891 5389

Passcode: 694064

One tap mobile

+12532158782,,89988915389#,,,,*694064# US (Tacoma)

+13462487799,,89988915389#,,,,*694064# US (Houston)

Join instructions

<https://us02web.zoom.us/meetings/89988915389/invitations?signature=uTDsz5awYcsDVhORInmRWJTGueEj4ELtFpeJUKs1dPI>

Contact Information: David Sykes Phone 541-240-0909 ezmanager@co.morrow.or.us

2025 CREZ board members

Port of Morrow

CREZ II

John Murray

Joel Peterson

ALT: Danny Kerns

CREZ III

Lisa Mittelsdorf

Mark Patton as Staff alternate

John Murray

Joel Peterson
Kelly Doherty as Commission alternate

Morrow County

CREZ II

David Sykes
Jeff Wenholz
Alt: August Peterson

CREZ III

David Sykes
Jeff Wenholz
August Peterson
Alt: Matt Jensen

City of Boardman

CREZ II

Karen Pettigrew
Paul Keefer
Alt: Heather Baumgartner

CREZ III

Karen Pettigrew
Paul Keefer
Heather Baumgartner
Alt:

Columbia River Enterprise Zone II

1. Paul Keefer called the meeting for CREZ II to order.

2. CREZ Manager Discussion

Discussion was had by all regarding pay for a CREZ Manager and past practices of compensation for the manager. Lisa suggested that all partners look within to see who might fill that spot. David Sykes will make a list of job tasks that he does as he does them and send to Brandy Warburton to update the current advertisement with specific duties. It will be sent to the group for review before advertising.

3. Paul adjourned the CREZ II meeting.

POSITION ANNOUNCEMENT

Enterprise Zone Manager

The **Columbia River Enterprise Zone (CREZ)** is seeking qualified applicants for the position of **Enterprise Zone Manager**. This contracted role will serve in an advisory capacity and participate ex-officio in all CREZ Board meetings.

QUALIFICATIONS

- Degree in **public administration** or related field (or equivalent experience).
 - Experience in **economic development**, contract negotiations, and tax law.
 - Strong communication, leadership, and organizational skills.
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KEY RESPONSIBILITIES

The Enterprise Zone Manager will:

- Coordinate Board meetings, agendas, and communications.
 - Manage official documents, contracts, IGAs, and public records.
 - Support businesses through the CREZ application process.
 - Work with **Business Oregon** and local governments on boundary expansions.
 - Partner with the **County Assessor** and legal counsel on zone operations.
 - Oversee financial processing, reporting, and compliance with open meeting laws.
 - Maintain CREZ website postings and track annual business reports.
 - Represent CREZ in meetings with businesses, cities, and the public.
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COMPENSATION & TIMELINE

- **Salary Range:** Commensurate with qualifications and experience.
 - **Desired Start Date:** November 2025
 - **Position Type:** Contracted, open until filled
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APPLICATION PROCESS

Submit a **letter of interest** and **resume** to:

Brandy Warburton

Executive Assistant, Port of Morrow

Email: brandyw@portofmorrow.com

DAN RAYFIELD
Attorney General



BENJAMIN GUTMAN
Interim Deputy Attorney General

DEPARTMENT OF JUSTICE
CIVIL ENFORCEMENT DIVISION

October 9, 2025

VIA PERSONAL SERVICE:

Columbia River Enterprise Zones
Attn: David Sykes, Acting Columbia River Enterprise Zone
Manager Board of Commissioner's Office
Morrow County Bartholomew Building, Room 101
110 N. Court Street
Heppner, Oregon 97836

Re: *State of Oregon v. Jerry Healy, et al*
Morrow County Circuit Court Case No. 25CV40775

Dear Mr. Sykes:

I represent the State of Oregon in a lawsuit it filed in Morrow County Circuit Court, the title of which is *State of Oregon v. Jerry Healy, et al*. The case number is 25CV40775.

Enclosed under this cover, you will find a Subpoena to produce documents, which I submit according to Rule 55 of the Oregon Rules of Civil Procedure.

If you are represented, please forward this letter and the enclosure to your attorney.

s/ Thomas Hojem

Thomas Hojem, OSB # 162304
Assistant Attorney General
Department of Justice
1162 Court Street NE
Salem, OR 97301-4096
Telephone: (503) 934-4400
thomas.hojem@doj.oregon.gov

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4 IN THE CIRCUIT COURT FOR THE STATE OF OREGON

5 IN THE COUNTY OF MORROW

6 STATE OF OREGON, by and through DAN
7 RAYFIELD, Attorney General for the State of
8 Oregon,

9 Plaintiff,

10 v.

11 JERRY HEALY, MARVIN PADBERG, GARY
12 NEAL, DON RUSSELL, BLAKE LAWRENCE,
13 JILL PARKER, RICHARD DEVIN, GREGORY
14 SMITH, WINDWAVE TECHNOLOGIES,
15 INC., an Oregon domestic business corporation,
16 WW TECHNOLOGIES, LLC, an Oregon
17 limited liability company, and INLAND
18 DEVELOPMENT CORPORATION, an Oregon
19 public benefit corporation,

20 Defendants.

Case No. 25CV40775

SUBPOENA DUCES TECUM

(COLUMBIA RIVER ENTERPRISE ZONES)

21 TO: Columbia River Enterprise Zones
22 Attn: David Sykes, Acting Columbia River Enterprise Zone
23 Manager Board of Commissioner's Office
24 Morrow County Bartholomew Building, Room 101
25 110 N. Court Street
26 Heppner, Oregon 97836

21 **IN THE NAME OF THE STATE OF OREGON:** Pursuant to ORCP 55 C, Columbia
22 River Enterprise Zones is hereby commanded to produce legible copies of the documents and
23 records specified below that are in its possession, custody or control no later than **November 14,**
24 **2025**, by delivering true copies to the Oregon Department of Justice, c/o Thomas Hojem,
25 Assistant Attorney General, 1162 Court Street NE, Salem, OR 97301.

26 This subpoena does not require Columbia River Enterprise Zones ("**CREZ**") to appear for

1 an oral examination, depositions, hearing or trial in conjunction with this subpoena. When
2 identifying documents within the scope of this subpoena, and for additional instructions as to
3 compliance with this subpoena please refer to the additional pages attached hereto.

4 The term "Document(s)" means all written, typed, or printed, or similar records and all
5 records of information or communications which are or can be made tangible, including
6 information or communications maintained or recorded on magnetic tapes; video tapes; flexible
7 discs; hard discs; magnetic computer tapes; paper punch tapes; or in any computer memory or
8 memory storage device or system.

9 "Document(s)" includes but is not limited to contracts, agreements, leases, promotional
10 literature, brochures, pamphlets, circulars, advertisements, books, magazines, booklets, newspaper
11 articles or offerings, valuations, estimates, opinions, appraisals, analyses, photographs, drawings,
12 sketches, charts, graphs, working papers, summaries, reports, letters, memoranda, handwritten
13 notes, notations, messages, records, diaries, bulletins, instructions, minutes, correspondence,
14 transcripts or taping or telephone or personal conversations or conferences, or any and all other
15 graphic matter, or tangible things, of whatever description, however produced or reproduced, and
16 includes all attachments and enclosures to any requested item, which shall not be separated from
17 the time to which they are attached or enclosed, within your possession or subject to your control,
18 of which you have knowledge or to which you now have or have had access, or of which any of
19 your agents, attorneys, or consultants have knowledge.

20 "Document" also includes, but is not limited to, all electronically stored information or
21 data of any kind, including information or data stored in computers, smart/mobile telephones,
22 servers, hard drives, diskettes, flash drives, cloud storage, data center or similar services, devices
23 or equipment.

24 The term "Document" shall be construed in the broadest sense allowable under the Oregon
25 Rules of Civil Procedure and Oregon Evidence Code.

26 "Communication" means without restrictions, any internal or external conversion,

1 correspondence, facsimile, telephone call, e-mail, text message, instant message, chat, social
2 media post, voicemail, transcription, tape recording, digital file, analog file, letter or note.

3 “Concerning” or “relating to” means all matters or things that directly, indirectly, or in any
4 way relating to, referring to, alluding to, responding to, in connection with, commencing on, in
5 response to, about, regarding, announcing, explaining, discussing, showing, describing, studying,
6 reflecting analyzing or constituting.

7 “And/Or” shall be construed conjunctively and disjunctively to require the broadest
8 disclosure of information responsive to any request. Individually interpreted in every instance as
9 meaning “and/or”, “i.e.”, “and” and “or”, and shall not be interpreted to exclude any information
10 otherwise within the scope of this request.

11 “Amazon” refers to Amazon.com and any affiliates, subsidiaries, or otherwise related
12 business entities thereof, including but not limited to Vadata, Inc., Amazon Data Service, Inc.,
13 Amazon Web Services, Inc., and any officers, employees, agents, or representatives of
14 Amazon.com or its related entities.

15 “CREZ Board” refers to the Columbia River Enterprise Zone I Board, the Columbia River
16 Enterprise Zone II Board, the Columbia River Enterprise Zone III Board, and any of these boards’
17 members, and any officers, employees, agents, or other representatives of these boards.

18 **You are required to produce:**

- 19 1. All minutes and recordings of the CREZ Board meetings from January 1, 2014,
20 until January 1, 2019, including executive session meetings.
- 21 2. All documents relating to Amazon applications to the CREZ Board from January
22 1, 2014, until January 1, 2019.
- 23 3. All communications between Amazon and the CREZ Board from January 1, 2014,
24 until January 1, 2019.
- 25 4. All documents from January 1, 2014, until January 1, 2019, relating to Amazon
26 data center sites.

1 **Disobedience of this Subpoena may be punished as contempt by the court before whom**
2 **this action is pending.**

3 DATED: October 9, 2025.

/s/ Thomas Hojem
Thomas Hojem OSB #162304
Assistant Attorney General
Department of Justice
of Attorneys for Plaintiff

7 I hereby certify that the foregoing is a complete and exact copy of the original subpoena in
8 the above entitled cause as the same appears in my hands for service.

10 DATED this 9th day of October, 2025.

12 Respectfully Submitted,

13 DAN RAYFIELD
Attorney General

14 /s/ Thomas Hojem
15 Thomas Hojem, OSB # 162304
16 Assistant Attorney General
17 Department of Justice
18 1162 Court Street NE
19 Salem, OR 97301-4096
20 Telephone: (503) 934-4400
21 Trial Attorney for Plaintiff
22 thomas.hojem@doj.oregon.gov

23 /s/ Mark Kleyana
24 Mark Kleyana, OSB # 145004
25 Assistant Attorney General
26 Department of Justice
1162 Court Street NE
Salem, OR 97301-4096
Telephone: (503) 934-4400
Trial Attorney for Plaintiff
mark.a.kleyana@doj.oregon.gov

1 **INSTRUCTIONS FOR PRODUCING DOCUMENTS**

- 2 1. This subpoena extends beyond Documents and information within your possession
3 to include Documents and information within your custody or control or the
4 custody or control of your agents, lawyers, heirs, successors, and assigns, regardless
5 of where located, and may, therefore, require your agents to seek and obtain the
6 specifically requested Documents and information.
- 7 2. This subpoena is continuing through the pendency of this action, and any additional
8 Documents responsive to this subpoena should be made available for inspection by
9 Plaintiff's lawyers as soon as any such Document or information comes with your
10 possession, custody, or control.
- 11 3. If any Document was, but is no longer, in your possession or control, or in
12 existence, state whether it is (a) missing or lost, (b) destroyed, (c) transmitted or
13 transferred, voluntarily or involuntarily, to others, identifying such others, or (d)
14 otherwise disposed. In each such circumstance, explain the circumstances
15 surrounding, and authorization for, such disposition and state the date or
16 approximate date thereof. If any of the preceding information is not available, state
17 any other available means of identifying such Documents.
- 18 4. Any Documents produced in response to this subpoena should be organized and
19 labeled to correspond with the categories listed in the specific request or produced
20 as the Documents are kept in the usual course of business.
- 21 5. Any Documents or responses to this subpoena that are withheld for any reason,
22 including assertion of any applicable privilege, shall be designated as such, and
23 shall be identified by describing the top of Document, the creator of the Document,
24 the recipient (if any) of the Document, including any individuals or entities to
25 whom copies of the Document have been provided, and a description of the nature
26 of the Document so as to reveal the information contained therein for purposes of

determining whether the asserted privilege is applicable.

6. To the extent that you do not provide any Documents in response to a specific request in the subpoena indicated whether such Document exists.

7. Where the Documents are stored electronically (e.g., email, electronic word processing files, electronic spreadsheets), those Documents should be produced, where possible, in native format, including metadata, as stored within your possession, custody, or control.

8. If a Document includes removable "Post-It Note" or similar note, two true copies of the document shall be produced: 1) a copy of the document with the post-it in place, and; 2) a copy of the document with the post-it removed.

9. If documents are contained in a labeled sub-file, envelope or other container, a copy of the labeling and/or container shall be produced.

10. The undersigned legal counsel shall be contacted for review and approval prior to copying any documents or electronic media, if the cost of reproducing such documents may be significant.

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/s/ Mark Kleyna
Mark Kleyna, OSB # 145004
Assistant Attorney General
Department of Justice
1162 Court Street NE
Salem, OR 97301-4096
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Trial Attorney for Plaintiff
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