

Malheur County Development Corporation Board Meeting Minutes

Tuesday, February 9, 2021

10:00 am (Mountain Time)

Conference Call Number: 541-896-1824

Meeting held via telephone

Members Present:

- Grant Kitamura, Board President
- Kay Riley
- Greg Smith
- Corey Maag
- Jason Pearson

Guests:

- Brad Baird, Anderson Perry
- Larry Meyer, Argus Observer
- Les Zaitz, Malheur Enterprise
- Pat Caldwell, Malheur Enterprise
- Mike Walker

Staff

- Ryan Bailey
- Julee Hicks

Regular Board Meeting Call to Order and Approval of Minutes:

Board President Grant Kitamura called the meeting to order at 10:01am. Kitamura referenced minutes of the January 12th board meeting. Kay Riley noted a revision of the minutes noting him incorrectly as vice chair. Riley moved to accept the board meeting minutes, with the adjustment, as presented. Corey Maag offered a second. Minutes for the board meeting held February 9th were accepted unanimously.

Kitamura asked Brad Baird, president of Anderson Perry, to present an update on the Treasure Valley Reload Center. Baird referenced the milestone document and milestones reached to date. Baird also discussed the bid and advertisement process soon to be enacted. He noted that local preference will be specific to Malheur County. The newly attained milestones were emailed to the board, during the meeting, for their review.

Baird explained an “on-the-ground” meeting is scheduled with the potential operator on Tuesday, February 16th, to discuss the building component.

Baird outlined the construction scheduling and explained that much of the build process will be concurrent. Discussion continued regarding the new milestones and associated timetable. Following the conversation, Maag moved to approve forwarding the updated milestone schedule to the Oregon Department of Transportation. Jason Pearson offered a second. The motion passed unanimously.

Kitamura called upon Greg Smith, Officer to the Board, to offer additional updates. Smith noted an upcoming \$800,000 bill from Union Pacific is expected shortly. He also noted the shippers group and the potential operator are continuing their discussions, finalizing expected rate costs based on service areas.

Smith referenced an earlier conversation for an additional bookkeeper to oversee billing/invoicing during the construction process. He said that it has been learned Anderson Perry will serve in that lead roll. Baird added that his firm is well-acquainted with projects of this size and the company routinely manages the invoicing procedure. Pat Caldwell of the Malheur Enterprise asked if this process falls into a separate contract or if it is included in the \$26 contract. Smith said the activity will be encompassed within the contract.

Smith also said his team is working to acquire quotes for rail insurance, which is one of the conditions of the grant funding.

Smith called upon Riley regarding discussions between the potential operator and the shippers group. Riley said an upcoming meeting is being arranged for the two entities.

Lastly, Smith noted that information which was held earlier is now being released with Brian DiFonzo and Stephanie Williams working through that process.

Kitamura asked if the board had any additional questions or concerns. Kitamura went on to ask about the \$800,000 billing and if it was included in the budget. Smith said the billable amount for the cost of switches is included in the funding budget.

Les Zaitz of the Malheur Enterprise asked if Americold has signed the letter of commitment. Smith said the firm had not yet signed. Zaitz asked of Americold's proposed purchase of the building and the building cost. Smith said the dollar figure has not yet been decided.

Kitamura asked for public comment. Mike Walker asked Baird about earth moving and its impact on future development. Baird explained material transfer will be minimal with no resulting depressions.

With no further discussion, Grant Kitamura adjourned the meeting at 10:37 am.

Respectfully Submitted,
Greg Smith, Officer to the Board