

Malheur County Development Corporation Board Meeting Minutes

Tuesday, July 14, 2020
10:00 am (Mountain Time)
Conference Call Number: 541-896-1824

Meeting held via telephone

Members Present:

- Grant Kitamura, Board President
- Greg Smith, Officer to the Board
- Jason Pearson
- Randi Svaty
- Corey Maag

Guests:

- Brad Baird, Anderson Perry
- Mike Blackaby, Blackaby Insurance
- Doug Arco
- Jim Maret
- Mike Walker
- Bruce Cruickshank
- Larry Meyer, Argus Observer
- Pat Caldwell, Malheur Enterprise

Staff

- Julee Hicks

Regular Board Meeting Call to Order and Approval of Minutes:

Board President Grant Kitamura called the meeting to order at 10:02 am. With a quorum present, Kitamura asked for any discussion regarding the June 16, 2020 meeting minutes. Corey Maag moved to accept the minutes as presented. Jason Pearson offered a second and the minutes were approved by unanimous vote.

Kitamura called upon Smith for updates on the Treasure Valley Reload Center project.

Smith said the recent site visit with the potential operator was extremely beneficial. A notable comment from the potential operator referenced additional market opportunities resulting from Cold Connect's closure at the Wallula site. Smith also shared compliments from the potential operator regarding the work completed by Anderson Perry.

Smith mentioned an upcoming on-site meeting with ODOT and RailPros which will further address the 30% rail design, moving toward the 100% rail design milestone completion.

Smith said the land appraisal efforts have intentionally been slowed to note the appraisal as ordered by a financial institution for future fiscal references.

Smith discussed monthly payments that will be made to Malheur County, reimbursing their work costs toward the TVRC project. Smith said the line item is within the original budget and will help recoup expenses the county has expended. Additionally, Smith noted that invoices have been received and he will be reviewing the bills for payment.

Lastly, Smith referenced the weekly board meetings, asking the merit of moving meetings to a twice monthly schedule. Following board discussion, Pearson moved and Randi Svaty seconded that the MCDC Board of Directors alter their scheduled meetings to twice monthly. The motion passed unanimously.

Follow-Up Note: To better facilitate a twice monthly schedule, a follow-up conversation – outside this reported board meeting - established the meetings on the second and fourth Tuesday each month, at 10:00 am (MT).

Brad Baird, civil engineer for the TVRC project and President of Anderson Perry, said he is working on the proposed contract bid packets and timelines for the reload center's upcoming construction. Baird noted there are four overall sectors for construction, including:

1. Earthwork and culverts. RFP's will be issued later this fall. The work will prepare for rail, general road, and site layouts.
2. Rail work and ballasts. Our partner, RailPros, has been helpful on the front end of this work.
3. Building and dock construction.
4. Roads and utilities. Also, final paving and other wrap-up activities will be completed.

Baird said much of the four-work divisions noted above can be done concurrently. Also, with a great deal of the preparation already addressed, he said it is likely work can be initiated prior to the original schedule.

Kitamura asked if meeting guests had questions or comments. A brief discussion transpired regarding the land appraisal, and earthwork fill material was also referenced.

Following public comment, Kitamura asked if there was a necessity to move into Executive Session. With no request to do so, the meeting was adjourned at 10:30 am, by Board President, Grant Kitamura.

Respectfully Submitted:
Greg Smith, Officer to the Board