

Malheur County Development Corporation Board Meeting Minutes

Tuesday, January 11, 2022

10:00 am (Mountain Time)

Conference Call Number: 541-896-1824

Meeting held via telephone

Members Present:

- Grant Kitamura, Board President
- Greg Smith
- Jason Pearson
- Kay Riley
- Corey Maag – *joined after minutes approved*

Guests:

- Brad Baird, Anderson Perry
- Pat Caldwell, Malheur Enterprise
- Les Zaitz, Malheur Enterprise
- Jim Maret, City Manager of Nyssa

Staff:

- Ryan Bailey

Regular Board Meeting Call to Order and Acceptance of Minutes:

Board President Grant Kitamura called the meeting to order at 10:05 am. Kitamura referenced minutes of the December 14th board meeting. Kay Riley moved to accept the meeting minutes as presented and Jason Pearson offered a second. Minutes for the board meeting held December 14th were accepted unanimously.

Kitamura asked Greg Smith for an update. Items discussed were:

- Extension to the Froerer agreement. Changing dates within the agreement to provide more time to the Froerer's.
 - Kay moved to accept the second amendment to the Froerer road agreement, Jason Pearson offered a second. The motion passed unanimously.
- We're 99 percent finalized with the real estate transaction. One last document with ODOT needs to be signed and recorded with the county, which will be completed shortly.
- We are going to begin to need to process invoices from the contractor which will be significant. Smith asks if Kitamura is still comfortable with current approval procedures.
- Weather has created some complications with construction, but work is resuming.

Kitamura then asked Brad Baird, President of Anderson Perry, for an update. Items discussed were:

- Contractor had about a week and half of no work on the site due to holidays and weather. The team is modifying some approaches to address the moisture issues.
- Steve Lindley Contracting will have a pay request in short order.
- There was a question about the BLM pit and how it is being used. The BLM rock is not being used for rail ballast, and it has been tested and meets spec for what it is being used for.
- Union Pacific will be making a site visit in the next few weeks which will allow for the contractor to begin work near the mainline.
- The second contract for rail work has been awarded, and the contractor is in process of finalizing documents.
- Building will be ordered shortly, and the supplier has assured that it will be delivered by the April deadline.
- Work is underway on the insulation package for the building to ensure that it works for Americold as well as our project.
- The building package is set to bid in mid to late February, with the final contract, roads and utilities, to follow a few weeks thereafter.

Grant Kitamura asks for questions from the public.

- Pat Caldwell asked how long Steve Lindley is scheduled to be at the site. Baird believes it is through June but would have to confirm with contract documents to be certain.
- Les Zaitz asked what the price is on the building package. Baird said it depends on the insulation package that we ultimately end up on.
- Zaitz also asked what the status is on track C. Baird said that it is still planned to be built.
- Zaitz asked what the savings would be of shifting track C as it has been discussed. Baird does not have the exact number, but it will decrease costs.
- Zaitz also asks about a project budget. Baird said it the budget is \$26 million, and individual line items continue to change.
- Zaitz also asks if Americold is an expert in storage. Kitamura answers yes, for frozen goods. Riley adds that our building is not meant to be a storage facility, rather a reload where goods are just being quickly moved through it.
- Zaitz also asks if the size of the building has changed. Baird responds that it has not.
- Jim Maret wanted to congratulate the project team on the progress made despite the doubt from some within the community.

With no further discussion, Grant Kitamura adjourned the meeting at 10:27 am.

Respectfully Submitted,
Greg Smith, Officer to the Board