

Malheur County Development Corporation Board Meeting Minutes

Tuesday, June 16, 2020
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, Officer to the Board
- Jason Pearson
- Randi Svaty
- Corey Maag

Guests:

- Larry Wilson, Malheur County Commission
- Brad Baird, Anderson Perry
- Mike Blackaby, Blackaby Insurance
- Mike Walker
- 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 10:04 am. With a quorum present, Kitamura asked for any discussion regarding the June 9, 2020 meeting minutes. Jason Pearson moved to accept the minutes as presented. Kay Riley offered a second and the minutes were approved by unanimous vote.

Please Note: Greg Smith, Officer to the Board, arrived at 10:06 am, following approval of the board minutes. His absence for this portion of the meeting was immaterial, as a quorum was already in place.

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

Smith said he has been in contact with the potential operator and a site visit is being coordinated.

Smith also commented on insurance coverage for the reload center. Mike Blackaby, Blackaby Insurance, was called upon. Blackaby explained that although he has garnered proposals for both general liability and director's

and officer's coverage, he feels it advisable to continue researching quotes for a lower price point. It is hoped this information will be ready for board review at next week's meeting on June 23rd.

An appraisal is being addressed with J.T. More of Jess Payne Appraisal. Smith said both he and Brad Baird, Anderson Perry, will be discussing the proposed appraisal on a call with More later in the week.

Lastly, Smith said a meeting with himself, Baird, Jim Farmer, and other Malheur land-use department heads is scheduled later in the day. Farmer's five-acre parcel location will be addressed.

Baird, civil engineer for the TVRC project and President of Anderson Perry said he and Smith toured the rendering plant earlier in the day. He noted the one building of concern is mostly concrete or concrete block and does not appear to have asbestos issues.

Baird noted the land partition is completed and will include modifications based on Farmer's five-acre parcel siting.

Also discussed was a contract schedule, which Baird will have available at the June 23rd board meeting.

Baird said he has been in contact with the potential operator and outlined the TVRC work completed to date. According to Baird, the potential operator is pleased the project has moved forward to its current level.

Kitamura asked if meeting guests had questions or comments. A brief discussion ensued regarding the current shipping costs between rail and truck.

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 10:31 am, by Board President, Grant Kitamura.

Respectfully Submitted:

Greg Smith, Officer to the Board