

Malheur County Development Corporation Board Meeting Minutes

Tuesday, January 26, 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
- Randi Svaty
- Jason Pearson

Guests:

- Brad Baird, Anderson Perry
- Ron Jacobs, Malheur County
- Jim Maret, City of Nyssa
- Larry Meyer, Argus Observer
- 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 moved to accept the board meeting minutes as presented. Jason Pearson offered a second. Minutes for the board meeting held January 12th were accepted unanimously.

Kitamura asked Greg Smith, MCDC Officer to the Board, to present an update on the Treasure Valley Reload Center.

Smith said the Oregon Transportation Committee met January 21st and authorized the TVRC project to move forward and proceed with construction. Smith added that the bid process will begin shortly. He noted that with the next phase, it's anticipated a bookkeeper will be needed to help address day-to-day activities, under the guidance of Brad Baird at Anderson Perry.

Smith also said:

- The Industry Track Agreement with Union Pacific can now move toward finalization.
- The MCDC comprehensive audit, conducted by Jordan Zwygart, CPA of Zwygart John & Associates, PLLC, has been completed with no findings.

MCDC Board Member, Corey Maag, asked for clarification regarding Smith's reference of a bookkeeping position and the associated salary cost. Smith said the grant funds would cover those expenses.

Pat Caldwell of the Malheur Enterprise asked about proposed contract modifications, with the construction phase now beginning. Smith said the next set of milestones will be reviewed. Caldwell also asked about progress with the potential operator. Smith noted the agreement is still being finalized with the four entities – the potential operator, the County, the shippers group, and MCDC.

Baird offered his update saying that with construction to start soon, Anderson Perry will begin advertising for area contractors and materials. He added that the project is sizable and will attract a great deal of interest.

Baird said the potential operator will be tapped to address building design. Also, Baird commented that it is customary for a project of this level to include a full-time construction manager on site who will interact with contractors.

Vice Chair, Kay Riley, asked Baird about the scope of work – will it be specific to the 65 acre parcel or the entire 300 acres? Baird replied the design will be identified to the 65 acre portion.

Malheur County Commissioner, Ron Jacobs, suggested the county building inspector be involved from the on-set of construction.

Kitamura asked for comments from the public or media. Mike Walker asked about the proposed plan regarding sewer and water hook-up with the City of Nyssa. Smith replied that the build will transpire as supported by funding. Smith said the initial plans show water and sewer needs to be nominal, but as more industry transpires, those entities will pay for their development.

Walker asked Baird how the project will quantify county-based businesses. Baird noted there are numerous avenues to do so, i.e. – include in contract wording that the prime contractor must attain a specified percentage of their materials locally. Baird continued, saying larger contractors understand the advantage of including local businesses, materials, etc.

Kitamura then asked if there was need for an executive session, which was not deemed necessary.

Lastly, Smith said a potential ground-breaking ceremony is being discussed as well as signage noting the “Future Home of the TVRC”.

With no further discussion, Grant Kitamura adjourned the meeting at 10:35 am.

Respectfully Submitted,
Greg Smith, Officer to the Board