

Board Meeting Minutes

Tuesday, September 10, 2019
9:00 am (Mountain Time)
Baker and Murakami Produce
1431 Se 1st Street, Ontario, OR 97914
Conference Call Number: 541-896-1824

Members Present:

- Grant Kitamura, Board President
- Greg Smith, Officer of the Board
- Toni Parish (via phone)
- Corey Maag (via phone)
- Kay Riley (via phone)

Staff:

- John L. Braese
- Julie Hicks (via phone)

Regular Board Meeting Call to Order:

The meeting was called to order at 9:07 am with special guests present:

- Nyssa City Manager Jim Maret
- Daniel Holbrook, Business Oregon
- Scott Fairley, Business Oregon
- Jason Pearson
- Duane Petty, City of Nyssa

Discussion and Action: Review and approval of August 20, 2019 meeting minutes.

Board Member Kay Riley made a motion to approve the minutes of September 3, 2019. The motion was seconded by Officer of the Board Greg Smith. By unanimous vote, the minutes were approved.

Discussion and Action: Board Vacancy.

Board President Grant Kitamura introduced Jason Pearson, stating Pearson had agreed to serve on the board vacancy created by the departure of Jeremy Leathers. Riley made a motion to appoint Pearson to the board,

pending approval by the Malheur County Court. The motion was seconded by Board Member Corey Maag. By unanimous vote, Pearson was approved.

Discussion and Action: Update

Kitamura handed the meeting over to Smith to discuss updates on the project.

Smith informed the board a flow chart would be distributed during the next meeting. This chart shows activities needed for the reload center. A priority is an appraisal of the property. Smith requested Board Member Toni Parish to supply additional names of appraisers as the current listings are unavailable.

Daniel Holbrook spoke to the board of a state funding opportunity using the Regional Significant Industrial Site program. Smith followed Holbrook stating this was an opportunity to inject capital into the project.

Smith stated the Oregon Transportation Commission meets next week. During this meeting, Smith anticipates contract approval and release of funds to begin civil engineering, 30 percent design for rail, Idaho Power and Cascade Gas design, and negotiations with Americold.

Smith said there are numerous fronts working at the same time currently. These include:

- Board management and payments to contractors
- ODOT and Tioga questions answered promptly
- Purchase of real estate
- Financing
- Rail service design
- Civil engineering
- Americold negotiations
- BUILD grant
- Crop management
- Public outreach-the need to speak before city councils, professional groups, and others.

Smith advised the purchase of the entire property in question will require county approval.

Maag questioned the time frame of state resources. In reply, Smith said the intake application would be forwarded to Business Oregon by the end of the week. Smith also said he would take the lead in keeping owner Jim Farmer informed of process. Maag also questioned the extensions on the property contract. Smith said the property needed to close by December 31, 2019.

A planned executive session was cancelled.

Kitamura said the board had discussed moving the time of the meeting to 10 a.m. A consensus was discussed and agreed upon to move the meeting time to 10 a.m. effective the September 17, 2019 date.

Adjournment:

With no further discussion, the meeting was adjourned at 9:33 a.m.

Respectfully Submitted:

Greg Smith, Officer to the Board