

## Malheur County Development Corporation Board Meeting Minutes

Tuesday, April 27, 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

### Guests:

- Brad Baird, Anderson Perry
- Stephanie Williams
- Larry Meyer, Argus Observer
- Les Zaitz, Malheur Enterprise
- Pat Caldwell, Malheur Enterprise (joined at 10:06 am)

### 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 10:03 am. Kitamura referenced minutes of the April 13<sup>th</sup> board meeting. Kay Riley moved to accept the board meeting minutes, noting a name misspelling. Corey Maag offered a second. Minutes for the board meeting held April 13<sup>th</sup> were accepted unanimously.

Kitamura asked Greg Smith to present an update on the Treasure Valley Reload Center. Smith said a finalized Industrial Track Agreement has been received from Union Pacific and explained the payment process via electronic wire. Smith added that payment will proceed once the four-party agreement between Americold, the Shippers Group, MCDC, and Malheur County is final.

Regarding the four-party agreement, Smith noted it is near completion and once achieved, the document will be submitted to ODOT with the Industrial Track Agreement to then proceed with the bid release activity.

Smith concluded his report, noting the board liability insurance is in place. His office is working with Wheatland Insurance for a comprehensive policy to cover rail infrastructure and property.

Brad Baird of Anderson Perry said surveyors will be traveling to the site this week to set property corners. Also referenced was the plat which is expected to be finalized shortly, and will create the 65-acre reload site and road areas. Baird talked of the road maintenance agreement for all property owners to assist with road maintenance. He also noted the no-build area and property lines are currently being discussed.

Kitamura asked if an executive session was needed, which was deemed unnecessary. Kitamura then offered public comment.

- Larry Meyer asked about the four-party agreement. Smith explained the agreement is a legal agreement indicating all four parties will work toward the success of the reload center.
- Les Zaitz asked if the shippers had reached an agreement on rate costs. Smith said a specified rate cannot be set presently as it's too far out date-wise to project the market.
- Zaitz asked for clarification about the affidavit and Letter of Commitment. Smith shared the terminology alludes to the same document. Smith also explained how the process will unfold once the framework is agreed upon.
- Zaitz asked about three \$4000 Malheur County reimbursement payments. Smith said ODOT advised not to proceed and the payments were reversed.

With no further discussion, Grant Kitamura adjourned the meeting at 10:28 am.

Respectfully Submitted,  
Greg Smith, Officer to the Board