

Malheur County Development Corporation Board Meeting Minutes

Tuesday, March 8, 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

Guests:

- Brad Baird, Anderson Perry
- Pat Caldwell, Malheur Enterprise
- Les Zaitz, Malheur Enterprise

Staff:

- Ryan Bailey

Regular Board Meeting Call to Order and Acceptance of Minutes:

Board President Grant Kitamura called the meeting to order at 10:01am. Kitamura referenced minutes of the February 8th board meeting. Kay Riley moved to accept the meeting minutes as presented and Jason Pearson offered a second. Minutes for the board meeting held February 8th were accepted unanimously.

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

- All invoices are paid as agreed. The process seems to be working very efficiently after speaking with ODOT a few weeks ago.
- Continuing to see interest in the real estate, with two significant inquiries. We have to determine what an appropriate lease/sale of the land looks like, especially as it relates to price.
- Project continues to be on schedule.
- Malheur Enterprise requested ahead of time some information relating to funds spent. So far, approximately \$7.1 million has been spent, which means there is approximately \$19 million left.
- The Oregon Legislature has allocated or will allocate an additional \$3 million for this project, and additional resources may be received for industrial development.

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

- Earthwork is progressing. They made their first fill run across the slough for track A. The site has been awfully wet, but the contractor has been able to get this first rail line across. Contractor is trying to dry out some material to use as fill.
- Nutrien buildings have been torn down.
- Roughing out the building pad and roadway routes.
- The building has been ordered, expected to arrive towards the end of April.
- The building design has been finalized, bid documents are being uploaded to AP's website today. The bid is April 7th.
- Roads and utilities design is almost complete and will bid in April.
- Malheur Enterprise also asked about funds currently allocated – Currently, MCDC is under contract with R&M Steel for the building, which is \$1,200,000. Steve Lindley's contract is for approximately \$5,200,000. Lastly, Railworks is under contract for around \$5,000,000. He wanted the board and public to keep in mind that track C is not included in these figures, as the contractors are not under contract for it yet.

Corey Maag asked if current payments to Lindley have been factored into the \$5.2 million that was stated. Baird responded that they have not, the \$5.2 million figure was from their bid. Baird added that payments have been made on this amount.

Grant Kitamura asks for questions from the public.

- Les Zaitz asked about the additional \$3,000,000- who requested and what it is for.
 - Smith answered that the money will be for additional infrastructure needs for the project.
- Zaitz asked when the project would be able to ship products.
 - Baird responded that we will be done by the end of the summer.
- Zaitz asked about the status of contracts to use the facility.
 - Kitamura responded that the shippers are working with Americold.
- In the original planning, onion shippers agreed to pay 5 cents per bag, where are we at when it comes to a system to collect.
 - Smith responded that there is not a need yet, and that it will be addressed prior to operations of the facility.

With no further discussion, Grant Kitamura adjourned the meeting at 10:18 am.

Respectfully Submitted,
Greg Smith, Officer to the Board