

Malheur County Development Corporation Board Meeting Minutes

Tuesday, June 9, 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

Guests:

- Judge Dan Joyce
- Brad Baird, Anderson Perry
- Mike Blackaby, Blackaby Insurance
- Bruce Cruickshank
- 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 10:01 am. With a quorum present, Kitamura asked for any discussion regarding the June 2, 2020 meeting minutes. Kay Riley moved to accept the minutes as presented. Jason Pearson offered a second and the minutes were approved by unanimous vote.

Kitamura called upon Officer to the Board Greg Smith for updates on the Treasure Valley Reload Center project.

Smith said his office continues to monitor the Malheur County Development Corporation's BUILD Grant submission. The status information indicates the grant has been received and is under review.

Smith shared updates regarding the Treasure Valley Reload Center, including:

- Union Pacific travel restrictions are expected to be lifted or relaxed, potentially by the end of this current work week. With the less stringent guidelines, Railpros personnel will visit the site to address the rail crossing.
- An appraisal has been discussed with James.T. More, an appraiser with Jess Payne Appraisal from Stare, Idaho. More will coordinate a bid for a commercial appraisal.
- The checking account with Umpqua Bank has been closed and the balance of \$67.22 has been deposited with the Bank of Eastern Oregon.

Also noted was the shipper's meeting that will take place later today, June 9th. The discussion will address the parameters of an agreement with the potential operator. Smith emphasized the need of a win-win agreement for the county, shippers, and operator.

Smith referenced insurance coverage for the reload center and called upon Mike Blackaby of Blackaby Insurance. It was learned the insurance quotes were not available for the meeting, but Blackaby will have details regarding director's and officer's coverage and non-owned auto insurance for next week's meeting.

Brad Baird, civil engineer for the TVRC project said the final partition will be submitted this week. He said it is necessary other parcels on the property have legal access from the private road network. Discussion included the MCDC board's commitment to maintain the roads for the initial period.

Baird commented he anticipates four separate project contracts. Additional information will be available at the June 16th board meeting, regarding the contracts and how they sequence and overlap.

Baird noted that Daniel Holbrook, an industrial lands specialist with Business Oregon, has shared information of a new grant program addressing the effects of Covid-19 on business development projects. The TVRC project has been selected as a contender for the grant from the standpoint of the internal expense of water and sewer. Baird said he hopes to have more information at the next meeting.

Kitamura asked if meeting guests had questions or comments. The water and sewer pipelines were discussed. Baird noted the lines will be included during the build and be available for eventual use.

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 10:26 am, by Board President, Grant Kitamura.

Respectfully Submitted:

Greg Smith, Officer to the Board