

Malheur County Development Corporation
November 2, 2017
Vale City Hall, Oregon
7:30 a.m.

Members Present:

Toni Parish, Kay Riley, James Farmer, Lynn Findley, Corey Maag (Alternate), Grant Kitamura and Greg Smith (Officer to the Board)

Members Via Telephone:

John Qualls

Staff Present:

Sherrri Smith

Guests Present:

Commissioner Larry Wilson (Malheur County), Scott Fairley (Business Oregon) and Pat Caldwell (Malheur Enterprise)

Call to Order:

The meeting was called to order at 7:35 a.m.

Administrative Items:

Approval of Minutes – September 26, 2017

Lynn Findley made a motion to approve the minutes of September 26, 2017. James Farmer seconded the motion. All members were in favor. Motion approved.

Update of 501(c)(4) Paperwork and Status

Officer to the Board gave an update on the status of the 501(c)(4) determination through the Internal Revenue Service. The IRS has sent notice that they have received the application and will place the application within one of two categories; application that will be issued status or application that will have a caseworker assigned to it to further evaluate the status. The IRS has not yet assigned MCDC a category.

Economic Development Update:

Officer to the Board gave an update on economic development in Malheur County. He briefly spoke about the new Farmers Fresh Mushroom facility in Vale. Officer also gave a report on the Farewell Bend project in Huntington.

Reload Project:

Property Data Review

Officer to the Board passed around a draft copy of the pre-application submittal. He reported that the final presentation will be in a color, magazine form. Officer also gave an update on Union Pacific's collaboration with the project, as well as other businesses that have agreed to provide letters of support. Sample letters were passed around for viewing.

Future Business Guests

Officer to the Board spoke of Jeremy Leathers, General Manager of Americold in Ontario. Officer asked that Leathers be appointed to the board as an ex-officio member of the Malheur County Development Corporation. James Farmer made a motion to recommend appointment of Jeremy Leathers to the Malheur County Development Corporation by the Malheur County Commission. Lynn Findley seconded the

motion. All members were in favor. Motion approved. Lynn Findley made a motion to recommend to the Malheur County Commission that Corey Maag move from an alternate to a member of the committee. Kay Riley seconded the motion. All members were in favor. Motion approved. Officer to the Board stated that his office would, after appointment of said members, amend Articles of Incorporation to include the two (2) new memberships.

At 7:48 a.m., Greg Smith made a motion to move into Executive Session according to ORS 192.660, Section E. Toni Parish seconded the motion. All members were in favor. Motion approved.

Executive Session adjourned to back to Regular Session at 8:11 a.m.

Other Business Before the Board:

Following the discussion in Executive Session, Kay Riley made a motion to accept no other proposals of sale. Lynn Findley seconded the motion. All members were in favor. Motion approved.

Lynn Findley made a motion to no longer negotiate prices with the sellers, all offers are to be considered final at this time. Kay Riley seconded the motion. All members were in favor. Motion approved.

Officer to the Board asked if there were any specific questions the committee had regarding the properties or other actions that the committee members have been asked to review. The following questions were asked:

James Farmer asked how the funding works; such as timeframes. Officer to the Board replied that Business Oregon already has set-aside funds for immediate purchase of real estate. It is currently in an escrow account. Officer further explained the steps behind the tabs offered to the committee members.

John Qualls asked if Union Pacific stated a preference on any of the sites. Officer to the Board stated that Union Pacific stated they are accepting of all the potential sites.

Scott Fairley asked if the cities/state/counties have authorized access and road usage. Officer to the Board passed around emails from both Ontario and Nyssa showing their ideas for these issues.

Lynn Findley asked if the committee should look at weather service and prevailing winds when deciding a site. It was the consensus that might be a good idea.

Kay Riley asked if all the potential locations would be considered for annexation by the cities. Officer to the Board said that was a good question, and stated that with the assistance of Lynn Findley, this question will be asked of the cities.

Officer to the Board stated that at the next meeting, he and his staff will have a side-side chart ready for comparisons. Furthermore, his office will speak with the Malheur County Commission office to be placed on their meeting schedule. Sherri Smith will contact each member on availability of next meeting.

Adjournment:

Having no further business, the meeting was adjourned at 8:38 a.m.

Respectfully Submitted:

Greg Smith, Officer to the Board