

Malheur County Development Corporation Board Meeting Minutes

Tuesday, October 27, 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
- Corey Maag
- Randi Svaty
- Jason Pearson (joined meeting at 10:28 am)

Guests:

- Brad Baird, Anderson Perry
- Larry Wilson, Malheur County Commission
- Larry Meyer, Argus Observer
- Jim Maret, City of Nyssa
- Mike Walker

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 10:09 am. Kitamura referenced minutes of the October 6th board meeting. Kay Riley moved to accept the board meeting minutes as presented. Greg Smith offered a second. Minutes for the board meeting held October 6th were accepted unanimously.

Kitamura asked Greg Smith, MCDC Officer to the Board, to present an update on the Treasure Valley Reload Center. Smith said he recently met with Stephanie Williams, legal counsel for Malheur County and Brian DiFonzo, legal counsel on behalf of the Malheur County Development Corporation, regarding the industry track agreement. Earlier Union Pacific had stated there would be language denying hazardous material shipments. It is believed there is future potential for shipments of fertilizer, fuel, etc. and the track agreement should afford those cargos.

Smith said there are two prevalent issues remaining regarding the industry track agreement, including removal of the rendering plant and the Gem Avenue closure. Both matters are currently being addressed and once the track agreement is completed, the project moves forward to construction.

Also discussed:

- Continued discussions with the potential operator.
- Pricing variations regarding multiple shippers and varying directions.
- Future meeting with the Tioga group.

Smith reiterated that although the TVRC's future ownership may be a combination of titleholders, it is understood the facility will be operated as a reload center for 20 years.

Lastly, Smith noted the county has agreed to take the TVRC's records into part of their auditing process.

Brad Baird, civil engineer for the TVRC project and President of Anderson Perry, said the partition submission has been made to Malheur County and a planning meeting is scheduled for November 18th at 7:30 pm. Once the submission is accepted, the 65-acre property will be created prior to the December 1st commission meeting. An additional partition process will address the building and parking areas, and divide the remaining area into six parcels.

Baird said once construction funding is secured through the commission, the advertising process will begin immediately.

Through public comment, it was asked if the balance sheet will be available for public review. Smith underscored the TVRC project's transparency and confirmed the financial information will be accessible to the public.

It was determined an executive session was not needed. Kitamura referenced the recent site visit with ODOT Director, Kris Strickler. Kitamura said the visit with the director and onion shippers was extremely beneficial, helping the director better understand the need of the reload operation both locally and regionally.

With no further discussion, Grant Kitamura adjourned the meeting at 10:43am.

Respectfully Submitted,
Greg Smith, Officer to the Board