

## Malheur County Development Corporation Board Meeting Minutes

Tuesday, November 9, 2021

10:00 am (Mountain Time)

Conference Call Number: 541-896-1824

*Meeting held via telephone*

### Members Present:

- Grant Kitamura, Board President
- Greg Smith
- Corey Maag
- Senator Lynn Findley
- Jason Pearson, *after minutes accepted*
- Kay Riley, *after minutes accepted*

### Guests:

- Brad Baird, Anderson Perry
- Don Hodge, Malheur County Commission
- Ron Jacobs, Malheur County Commission
- Les Zaitz, Malheur Enterprise
- Pat Caldwell, Malheur Enterprise

### Staff:

- Ryan Bailey
- Julee Hicks

### Regular Board Meeting Call to Order and Acceptance of Minutes:

Board President Grant Kitamura called the meeting to order at 10:01 am. Kitamura referenced minutes of the October 26<sup>th</sup> board meeting. Corey Maag moved to accept the meeting minutes as presented and Lynn Findley offered a second. Minutes for the board meeting held October 26<sup>th</sup> were accepted unanimously.

Kitamura asked for an update on the TVRC from Greg Smith. Smith said the preliminary title report has been received from Malheur Title, which will transfer land ownership from Malheur County to the Malheur County Development Corporation, and should be finalized shortly.

Additional notes from Smith included:

- All insurance requirements have been completed.
- The Industry Track Agreement is ready to be finalized.
- The emphasis to purchase locally has been shared with the contractor.
- The draft audit has been received.

- Additional inquiries have been received regarding the acquisition of industrial lands.
- Efforts are underway to increase the line of credit with Bank of Eastern Oregon.
- All invoices are current and paid as agreed.

Jason Pearson asked for clarification regarding the line of credit. Smith said the increase will not exceed the \$26 million grant, but rather be a tool to address larger monetary amounts as construction commences. The invoice review process was also clarified.

Also discussed was the 65 acre appraised land value increase from farm to industrial ground zoning designation.

Kitamura asked Brad Baird, President of Anderson Perry, for an update. Baird reviewed the planned schedule of bidding and subsequent activity regarding the four construction segments. Baird said a full time project representative will be on site.

Baird also reviewed the Track C modifications, noting that the goal is to enable cost savings both on Track C and on the building structure. Maag asked when new financial numbers could be available and learned that Baird's team is addressing that currently and hopes to report back to the board in the next few weeks.

Kitamura then asked for any public discussion or questions. Les Zaitz of the Malheur Enterprise questioned the board management process for changes within the contract. He also noted the trucking methodology that will be incumbent on highway traffic.

Kitamura asked if there was a need for executive session and learned there was not. With no further discussion, Grant Kitamura adjourned the meeting at 10:38 am.

Respectfully Submitted,  
Greg Smith, Officer to the Board