

## Malheur County Development Corporation Board Meeting Minutes

Tuesday, March 9, 2021  
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
- Jason Pearson
- Randi Svaty

### Guests:

- Brad Baird, Anderson Perry
- Ron Jacobs, Malheur County (joined at 10:17)
- Larry Wilson
- Larry Meyer, Argus Observer
- 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 10:02am. Kitamura referenced minutes of the February 9<sup>th</sup> board meeting. Kay Riley noted a revision to the February 9<sup>th</sup> minutes where the word “million” was omitted in a sentence referencing the \$26 million dollar ODOT contract. With this clarification, Riley moved to accept the board meeting minutes, as presented. Jason Pearson offered a second. Minutes for the board meeting held February 9<sup>th</sup> were accepted unanimously.

Kitamura asked Greg Smith to present an update on the Treasure Valley Reload Center. Smith said the Industry Track Agreement from Union Pacific is expected shortly. He said this will be the final version of the agreement and will allow the rail development to proceed. Smith said the final agreement from Nutrien has been received and demolition can proceed on the rendering plant.

Smith said a building representative from Americold was on site February 16<sup>th</sup>, and gave a significant nod to the work Brad Baird and his crew from Anderson Perry have completed. Smith shared that the earlier building design

layout resembled a shoebox – long and narrow, but presently the design team is looking at an alternative which would be shorter and wider than earlier guesstimates.

Smith also noted:

- The process to attain insurance is wrapping up. He said that contractors will have their own insurance coverage but it's necessary additional insurance is in place to protect the corporation and the County.
- ODOT has approved the construction phase to commence, but Smith prefers to have an agreement in place between the shippers and Americold before releasing bids. Again, this is to insure protection for the County.
- All invoices received to date have been reviewed and paid as agreed.

Kitamura asked Brad Baird for his updates. Baird referenced Smith's insurance mention, saying the contractors are required to have insurance and will list MCDC as an additional insured. Baird said there will be plenty of insurance during the construction phase to adequately protect all aspects of the project.

Baird referenced revisions to the milestone document, saying a visit with ODOT will take place to review the final items before construction begins. Baird said he's readying the bid process and has learned there are many eager for this project.

Baird also noted:

- His team is working through permit modifications.
- The building footprint, as mentioned by Smith, is undergoing some changes. Baird said this is not a huge impact but does create some challenges regarding in and out traffic.

Riley mentioned the negotiation discussions with Americold and said both parties are working toward an agreement. Also referenced was the pool of available truck drivers.

Kitamura asked if an executive session was needed. The board concurred there was no discussion for executive session.

With no further discussion, Grant Kitamura adjourned the meeting at 10:23 am.

Respectfully Submitted,  
Greg Smith, Officer to the Board