

Malheur County Development Corporation Board Meeting Minutes

Tuesday, July 27, 2021
10:00 am (Mountain Time)
Conference Call Number: 541-896-1824
Meeting held via telephone

Members Present:

- Grant Kitamura, Board President
- Greg Smith
- Kay Riley
- Corey Maag
- Jason Pearson

Guests:

- Brad Baird, Anderson Perry
- Larry Wilson
- Larry Meyer, Argus Observer
- Pat Caldwell, Malheur Enterprise
- Abbey McDonald, Malheur Enterprise
- Joey Cappelletti, Malheur Enterprise

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 10:04 am. Kitamura referenced minutes of the July 13th board meeting. Kay Riley moved to accept the meeting minutes as presented and Jason Pearson offered a second. Minutes for the board meeting held July 13th were accepted unanimously.

Discussion began regarding the date changes on the amendment. Originally the incorrect date was noted as September 2020, and should read as September 2021. Greg Smith explained the date has been moved to January 31, 2022 to allow Froerer Farms more time to work with Alscotts to secure an easement. Following the conversation, Kitamura asked for a motion to allow MCDC Board President Grant Kitamura to sign the amendment. Corey Maag made the motion with Riley seconding. The motion passed unanimously.

Smith continued his meeting update and explained both payments have been made to Union Pacific toward the Industry Track Agreement. Smith said once insurance coverage is completed, the ITA will be finalized.

Smith noted the Americold CEO is presently reviewing the lease language between Americold and the Development Corporation. He also said that the proposed monthly lease fee is \$2,500, which will help support the Malheur County economy without gouging, as the payment is intended to cover MCDC's nominal operating expenses.

Lastly, Smith said signage is being addressed and will be placed shortly.

Brad Baird, President of Anderson Perry, said the earthwork and culvert advertisement is seeing a fair amount of interest. He explained the contracts have been carefully sequenced with the other three bid sectors following later this fall.

Baird offered that the outstanding permit should be in place by the time construction begins.

Smith commented that the Oregon Legislature allocated \$3 million for the extension of a water line from Nyssa. He said the funds are statutorily directed from the state and are not connected to the grant funds assigned to the TVRC Reload Center.

Discussions also included:

- Land transfer from the County to the Development Corporation
- Invoicing review and procedure once construction begins
- TVRC ground breaking celebration

Kitamura asked for any public or media inquiries with no response. Kitamura proceeded and learned there was no need for executive session.

With no further discussion, Grant Kitamura adjourned the meeting at 10:25 am.

Respectfully Submitted,
Greg Smith, Officer to the Board