

Malheur County Development Corporation Board Meeting Minutes

Tuesday, September 22, 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
- Jason Pearson
- Randi Svaty
- Larry Wilson (joined meeting at 10:20 am)

Guests:

- Brad Baird, Anderson Perry
- Mike Walker
- Bruce Cruickshank

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 10:00 am. Kitamura referenced minutes of the August 25th and September 8th board meetings. Kay Riley moved to accept both board meeting minutes as presented. Jason Pearson offered a second. Board minutes for the August 25th and September 8th meetings were accepted unanimously.

Kitamura asked Greg Smith, MCDC Director, to offer an update on the Treasure Valley Reload Center. Smith referenced the following points:

- 30% rail design has been attained
- Meetings established for potential operating agreement

Smith elaborated on future discussions with potential operator toward an agreement. He cited three key points, including:

1. The ownership/operating agreement and what it may resemble. Within this consideration, Smith noted the importance of best interest for the county, the shippers, and the potential operator. Smith said a joint ownership of the TVRC could be a consideration, with preferential rates and services for area shippers.
2. Determine how and who will work with Brad Baird regarding building design.
3. The TVRC operating agreement and what is anticipated regarding expenses, revenue, and rates.

Smith noted the goal of the three separate conversations is to have a tentative understanding in place by November 1st.

Smith continued and cited the Memorandum of Understanding with the landowner pertaining to the rail crossing closure at Gamble.

Discussion also addressed the need for a small committee to review financials as year end approaches. Randi Svaty agreed to take the lead with this task.

Smith said a meeting is planned with ODOT to review the financial feasibility pertaining to milestone increments. Once the Transportation Commission offers their approval, funds will be released for construction. Smith also urged the shippers to think toward their needs regarding an agreement with the potential operator, so they'll be prepared when actual discussions begin.

Kitamura referenced a rail-car racking system as a means toward an economical shipping process.

Also discussed was insurance coverage for the TVRC. Smith expects coverage update information to be available later in the week.

Lastly, Smith said a meeting is scheduled for Thursday of this week, bringing many of the partnering principals together to share updates and ascertain continuity in the process.

Brad Baird, civil engineer for the TVRC project and President of Anderson Perry, offered his update on the reload center.

Baird referenced the TVRC construction schedule and noted ODOT is expected to release funds in January toward construction work.

Commissioner Wilson asked if sewer and water can still be added, should funds become available. Baird said those utilities could still be developed.

Following Baird's report, Kitamura asked for public comment. Mike Walker referenced the bid process and using local contractors and/or suppliers.

It was decided an executive session was not warranted. Kitamura asked if there was any further business to come before the board. With no further discussion, Grant Kitamura adjourned the meeting at 10:41am.

Respectfully Submitted,
Greg Smith, Officer to the Board