

Malheur County Development Corporation Board Meeting Minutes

Tuesday, June 2, 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, Officer to the Board
- Corey Maag
- Randi Svaty

Guests:

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

Staff

- 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. With a quorum present, Kitamura asked for any discussion regarding the May 19, 2020 meeting minutes. Kay Riley moved to accept the minutes as presented. Corey Maag offered a second and the minutes were approved by unanimous vote.

Kitamura called upon Officer to the Board Greg Smith for updates on the Treasure Valley Reload Center project.

Smith said discussions with the operator continue. The operator's corporate office will assemble a project management team to work with Anderson Perry and Railpros on building layout and design, operation, maintenance, etc. Also noted was a reference to Kitamura and Riley, representing the Malheur County Development Corporation and the Treasure Valley Onion Shippers respectively, for upcoming discussions with the operator toward a long-term operating agreement.

Also noted by Smith:

- The attorney letter for Nutrien has been sent. A follow-up phone call is planned shortly.
- With the partitioning process underway, an appraisal is needed. Randi Svaty has offered a referral.
- Travel is still restricted by Union Pacific, which precludes on-site work for the switches. Once engineered, the milestone will move to 100% design. At that point, Union Pacific will enter discussions with the operator concerning rates and fees.
- The Umpqua bank account will be closed as an account has been established at Bank of Eastern Oregon.
- Mike Blackaby, Blackaby Insurance, will offer insurance proposals at the June 9th meeting.
- Invoice review with Lonny Hytrek, CPA, is scheduled for later today, June 2nd.
- The BUILD Grant status continues to be monitored on a weekly basis. The online information notes the submission as “Under Review”. Although very favorable that the Oregon legislative contingency offered letters of support, Smith said rarely is an award made for a first-year submission.

Kitamura asked about a meeting schedule with the operating group. Smith noted a preliminary discussion would first transpire. The proposed agreement framework was also referenced.

Brad Baird, President of Anderson Perry & Associates and project manager, said due to travel restrictions, Railpros has completed their work to date and the rail lay-out is good, however completion will not occur until an on-site visit is attained.

Baird noted contractor bid packages will be ready soon as the earthwork, balances, elevations, etc. are being completed.

Regarding the site partition, Baird shared the draft partition has been received back from the county with some comments. He said the final should be submitted to the county by Friday (June 5th).

Also discussed was the current practice of phone meetings for the board to meet. It was agreed this method will continue through June.

Mike Walker asked about:

- Reporting timeline submissions.
- Rate negotiations and appropriate participants to include the county commissioners.

Following public comment, Kitamura asked if there was a necessity to move into Executive Session. With no request to do so, the meeting was adjourned at 10:37 am, by Board President, Grant Kitamura.

Respectfully Submitted:

Greg Smith, Officer to the Board