

Malheur County Development Corporation Board Meeting Minutes

Tuesday, October 12, 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
- Jim Maret, City of Nyssa
- Pat Caldwell, Malheur Enterprise, *joined after meeting called to order*
- Lonny Hytrek, *joined after meeting called to order*

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 10:01 am. Kitamura referenced minutes of the September 28th board meeting. Kay Riley moved to accept the meeting minutes as presented and Jason Pearson offered a second. Minutes for the board meeting held September 28th were accepted unanimously.

Kitamura asked for an update on the TVRC from Greg Smith. Smith shared:

- ITA finalization is predicated on insurance
- Working with County for transfer of real estate

Brad Baird, President of Anderson Perry, gave his update and referenced a recent meeting with Americold regarding building design. Also noted:

- Earthwork expected to begin mid-November
- Pre-purchase building/materials was discussed

Discussion turned to IRS Form 990, which is an informational tax form that most tax-exempt organizations must file annually. Lonny Hytrek explained there is no tax liability associated with the filing, but it does include a small fee to file. Hytrek noted the board must offer a formal review process. Corey Maag moved that we acknowledge receipt of the report and Jason Pearson offered a second. The board unanimously moved to acknowledge receipt of the report.

Kitamura asked if there was other business to come before the board. Hearing none, he also referenced a need for public discussion, which was not deemed necessary. Lastly, it was decided no executive session was required.

With no further discussion, Grant Kitamura adjourned the meeting at 10:30 am.

Respectfully Submitted,
Greg Smith, Officer to the Board