

## Malheur County Development Corporation Board Meeting Minutes

Tuesday, December 14, 2021  
10:00 am (Mountain Time)  
Conference Call Number: 541-896-1824  
*Meeting held via telephone*

### Members Present:

- Grant Kitamura, Board President
- Greg Smith – *joined after minutes*
- Corey Maag
- Jason Pearson
- Kay Riley

### Guests:

- Brad Baird, Anderson Perry
- Pat Caldwell, Malheur Enterprise
- Betty Holcomb, Mayor of Nyssa
- Jim Maret, City Manager of Nyssa
- Leslie Thompson, Argus Observer

### Staff:

- Ryan Bailey

### Regular Board Meeting Call to Order and Acceptance of Minutes:

Board President Grant Kitamura called the meeting to order at 10:03 am. Kitamura referenced minutes of the November 9<sup>th</sup> board meeting. Kay Riley moved to accept the meeting minutes as presented and Jason Pearson offered a second. Minutes for the board meeting held November 9<sup>th</sup> were accepted unanimously.

Ryan Bailey provided an update for Greg Smith. Items discussed were:

- The land purchase from the county, which should be complete in short order.
- The Industry Track Agreement has been finalized with Union Pacific.
- The board approved two items via email:
  - Granting Lynn Findley to sign a corporate resolution allowing Grant Kitamura to sign on MCDC's behalf for title documents.
  - Acknowledging receipt of bids for building materials from Brad.
    - Cory Maag moved to accept these items, Jason Pearson seconded, and the vote passed unanimously (all via email).

Kitamura asked Brad Baird, President of Anderson Perry, for an update. Items discussed were:

- Construction has started on site. Wetlands have been staked so that the contractor is fully aware of where they are.
- Final permit is in place from the Corps of Engineers.
- The contractor is going to locate a construction trailer on MCDC property on the south side of the property.
- The rail portion of the project bids on Thursday (December 26<sup>th</sup>). Three experienced contractors are expected to submit bids.
- Negotiating the lowest quote for the building material bids. By this, items are being modified such as insulation which could change the final price.
- A burn curve for the remaining grant funds has been submitted to ODOT, as well as a schedule extension request.

Grant Kitamura asked if the construction trailer will remain on the south end the whole project. Brad said yes it will remain there, as a power drop will be placed at that location.

Grant Kitamura asks for any other business that needs to come before the court. No responses were received.

Grant Kitamura asks for questions from the public. Leslie Thompson asked what the extension request goes through. Brad responds that the request asks for an extension through 2022.

Grant Kitamura asked if there was a need for executive session and learned there was not. With no further discussion, Grant Kitamura adjourned the meeting at 10:17 am.

Respectfully Submitted,  
Greg Smith, Officer to the Board