

## Malheur County Development Corporation Board Meeting Minutes

Tuesday, April 13, 2021  
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

### Guests:

- Brad Baird, Anderson Perry
- Ron Jacobs, Malheur County
- Stephanie Williams
- Mike Walker
- Les Zaitz (joined at 10:08 am)

### 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 March 9<sup>th</sup> board meeting. Kay Riley moved to accept the board meeting minutes as presented. Jason Pearson offered a second. Minutes for the board meeting held March 9<sup>th</sup> were accepted unanimously.

Kitamura asked Greg Smith to present an update on the Treasure Valley Reload Center. Smith talked of the Froerer agreement and said the agreement outlines a road easement and improvements. Kitamura asked if ODOT has approved this expenditure. Brad Baird, President of Anderson Perry, said the cost has been approved as long as the Fair Market Value of the easement and improvements will not exceed \$400,000 in total costs. The easement portion with Alscotts is estimated at \$100,000 with the road and construction materials not to exceed \$300,000. The agreement eliminates an opposition to the subdivision, which has now been approved.

Kitamura also referenced a date change on page 4 of the agreement, indicating a correction to be made from September 1, 2020 to September 1, 2021.

Kitamura then asked for a motion to accept the agreement (with date change). Riley moved to approve the document and Jason Pearson offered a second to the motion. The vote to accept the agreement was approved unanimously.

Smith said the Industry Track Agreement is near completion and the Union Pacific engineers are finalizing costs.

Kitamura also referenced insurance for the TVRC. Smith said board insurance has been obtained and property insurance will become final upon land acquisition.

Baird said the partition will be finalized shortly. He also noted bid documents are being held until a green light is received.

Baird noted that Froerers are working on minor details regarding the easement. He said road work for the Froerers will coincide with other road construction to minimize any additional work or costs. Baird said permitting is currently being addressed and will be ready when construction commences.

Discussion centered on the shippers meeting with Americold.

Les Zaitz, The Malheur Enterprise, asked about the affidavit and how that differs from a contract. Smith explained that ODOT has recognized the difficulty in working out an agreement at this point and said that an affidavit from the four parties would be acceptable. Each party will need to acknowledge working in good faith to navigate the issues before them. If all four parties are comfortable and sign the affidavit, we will then proceed to construction. Zaitz asked if the Malheur County Development Corporation has signed off on an affidavit. Smith explained the process is sequential with Americold and the shippers first addressing their section and then on to the MCDC, with Malheur County the fourth signer.

Kitamura asked for public comments. Mike Walker asked about local interest in the bidding documents. Bard said that language will be included in the bid packet wording. Also discussed was the board meeting schedule.

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

Respectfully Submitted,  
Greg Smith, Officer to the Board