

## Malheur County Development Corporation Board Meeting Minutes

Tuesday, July 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
- Corey Maag
- Jason Pearson

### Guests:

- Brad Baird, Anderson Perry
- Larry Wilson
- Larry Meyer, Argus Observer
- Mike Walker
- Pat Caldwell, Malheur Enterprise (joined at 10:06 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 10:04 am. Kitamura referenced minutes of the June 8<sup>th</sup> board meeting and the June 16<sup>th</sup> emergency board meeting. Kay Riley moved to accept minutes of both meetings. Jason Pearson offered a second. Minutes for the board meeting held June 8<sup>th</sup> and the emergency board meeting on June 16<sup>th</sup> were accepted unanimously.

Kitamura asked Ryan Bailey to present an update on the Treasure Valley Reload Center in Greg Smith's absence. Bailey noted the June 15<sup>th</sup> submission to ODOT which included:

- Ownership lease
- Letter from MCDC stating their intent to sign the lease
- Letter from Americold stating their intent to sign the lease
- Malheur County declaration accepting the lease as well as confirming the land sale to MCDC
- Americold / Shippers affidavit
- Letter from Brad Baird concerning remaining permit
- Industry Track Agreement

Bailey also commented on finalizing the Industry Track Agreement with payments to Union Pacific. The remaining issue will be insurance documents, which should be obtained shortly and then forwarded onto UP.

Brad Baird, President of Anderson Perry, shared an update that noted five specific items and actions currently being addressed:

- Referenced a meeting on July 6<sup>th</sup> with the attorney, surveyor, and Malheur County Judge to review the overall plan and discuss progress.
- Shared that a water line from Nyssa would be part of the TVRC project. This is most positive as the water addition will eliminate on-site water service, quell consideration of additional fire suppression activities on site, and make the industrial park more attractive for future investors.
- Noted his office is wrapping up bid documents this week. Baird said the Daily Journal of Commerce-an industry newspaper, and the Argus Observer-the newspaper of record, will publish bid advertisements on July 19<sup>th</sup> and July 26<sup>th</sup>. Baird said there also is a considerable mailing list of contractors that will receive the project information. The bid for the first sector of work – earthwork preparation – will be awarded about August 24<sup>th</sup>. Following will be the period for bid awardees to obtain their performance and payment bonds, etc.
- Baird noted the remaining outstanding permit will be in hand before construction proceeds.
- The partition issue is being addressed by Malheur County with a few details remaining for the county to finalize.

Kitamura asked for public discussion. Mike Walker asked about the building cost for Americold's purchase of the facility.

Larry Wilson offered his congratulations to the TVRC Project personnel.

With no further discussion or executive session request, Grant Kitamura adjourned the meeting at 10:24 am.

Respectfully Submitted,  
Greg Smith, Officer to the Board