

## Board Meeting Minutes

Tuesday, February 18, 2020  
10:00 am (Mountain Time)  
Baker and Murakami Produce  
1431 Se 1<sup>st</sup> Street, Ontario, OR 97914  
Conference Call Number: 541-896-1824

### Members Present:

- Grant Kitamura, Board President
- Greg Smith, Officer to the Board (via phone)
- Toni Parish
- Corey Maag (via phone)
- Jason Pearson

### Staff:

- John L. Braese
- Julie Hicks (via phone)

### Regular Board Meeting Call to Order:

The meeting was called to order at 10:02 am with special guests present:

- Mike Walker
- Malheur County Commissioner Larry Wilson
- Larry Meyer, Argus Observer (via phone)
- Randi Svaty
- Pat Caldwell, Malheur Enterprise (via phone)

### Discussion and Action: Review and approval of January 28, 2020 meeting minutes.

Board Member Jason Pearson made a motion to approve the minutes of January 28, 2020. The motion was seconded by Board Member Toni Parish. By unanimous vote, the minutes were approved.

### Discussion and Action: Update

Board President Grant Kitamura handed the meeting over to Officer to the Board Greg Smith for updates on the project.

Smith started the update with a discussion regarding a recent phone call with the proposed operator and representatives of Union Pacific. Stating the conference call was a “good first call”, Smith briefed the board the shippers need to report on volume and destinations expected. Smith stated the call also discussed rail car availability.

Smith continued reporting 30 percent design had been completed and forwarded to the Oregon Department of Transportation. ODOT staff have stated some minor corrections will be needed regarding the switching, but once completed, design will move towards 100 percent design. The move towards 100 percent design will involve engineering staff of Rail Pros, Anderson Perry, Union Pacific and engineers from ODOT. Smith said the collaboration of this group is positive.

Smith reported a Request for Proposals for insurance had received two responses.

Smith requested Malheur County Commissioner Larry Wilson to update the board on land use. Wilson started stating a group was starting work on covenants and conditions related to the reload center and would use existing templates from other areas as a start. Wilson requested a timeline on the work needed. In response, Smith stated the group should begin immediately.

Smith said a line of credit was in place and the first round of invoices had been paid.

Kitamura requested of Smith a list of possible locations the proposed operator would have facilities. This listing would assist in determining volume and monthly shipping for reporting to Union Pacific. Smith answered the locations would be determined and forwarded and a second conference call with proposed operator, Union Pacific and the board would be scheduled.

### **Public Discussion:**

Pat Caldwell, representing the Malheur Enterprise, questioned Smith regarding the ODOT milestone of obtaining an agreement with an operator. In response, Smith stated the process with the proposed operator was ongoing and ODOT was well aware of the negotiations. Smith reiterated the proposed operator was a publicly traded company.

Mike Walker expressed questioned changes recommended by Union Pacific known as “red lines”. Smith stated these changes were switches and minor requests. Smith continued with a discussion stating ODOT had questioned a third rail spur currently designed. Union Pacific has requested this third spur and the proposed operator will also have a voice in this third spur once an agreement is reached.

Walker also stated concern over increased traffic flows on Gem Avenue. Smith replied the Region 5 director of ODOT had been on site numerous times and was aware of the traffic flow needs. In addition, Wilson said the Nyssa Road District meets on February 20 and would like an update. Walker questioned the party responsible for the traffic upgrades. Smith said the project was the party responsible.

Regarding sewer and water needs, Smith reported a current evaluation of needs was being completed after concerns were raised by ODOT. Onsite sewer and water service are currently being considered, but all information would be forwarded to the board for a vote.

Walker requested a copy of the hydrology study previously completed on the project and urged some preliminary work start on the property immediately. Smith stated the report would be forwarded.

**Adjournment:**

With no further discussion, the meeting was adjourned at 10:39 am.

Respectfully Submitted:  
Greg Smith, Officer to the Board