

## Malheur County Development Corporation Board Meeting Minutes

Tuesday, May 5, 2020  
3:00 pm (Mountain Time)  
Conference Call Number: 541-896-1824

*Meeting held via telephone*

### **Members Present:**

- Grant Kitamura, Board President
- Greg Smith, Officer to the Board
- Corey Maag
- Randi Svaty
- Jason Pearson

### **Guests:**

- Mike Walker
- Brad Baird, Anderson Perry
- Larry Meyer, Argus Observer

### **Staff**

- Julee Hicks

### **Regular Board Meeting Call to Order and Approval of Minutes:**

Board President Grant Kitamura called the meeting to order at 3:02 pm. With a quorum present, Kitamura asked for any discussion regarding the April 28, 2020 meeting minutes. Jason Pearson moved to accept the minutes as presented. Corey Maag offered a second and the minutes were approved by unanimous vote.

Board President Grant Kitamura called upon Officer to the Board Greg Smith for recent developments on the Treasure Valley Reload Center project.

Smith said he had just learned, within the last hour, that the TVRC project has been qualified by the potential operator's corporate team. Smith shared this was good news and the next step will be to assemble a negotiation subcommittee for contract discussions. Also, the potential operator will assign their construction team to meet with Anderson Perry and RailPros, working toward the final design plan. Regarding the proposed negotiation discussion, Kitamura will contact the recently formed Shipper's Association for individuals interested in the contract talks. Smith also said the attained benchmark will help meet ODOT requirements, which will trigger the release of construction dollars.

Smith noted that he and Brad Baird will be meeting with the Malheur County judge and two commissioners in separate discussions, on Thursday, May 7<sup>th</sup>. The meetings will center on water, wastewater, infrastructure, and what level of commitment is to be attained based on dollars available.

The MCDC office has learned the rendering plant and outbuildings on Gem Avenue, situated within the UPRR Right-of-Way, are owned by Nutrien Ag Solutions, based in Loveland, Colorado. Smith said the end goal of discussions with Nutrien would be building demolition.

Smith said the BUILD Grant application submission is underway, with letters of support being requested from various partnering individuals and agencies. He said the application will lean toward infrastructure development, which will help redirect Connect Oregon funds toward equipment.

Lastly, the second insurance RFP should be received shortly so the two proposals can be discussed.

Brad Baird offered updates on his work for the BUILD Grant application. He is working on cost estimates, beyond what the ODOT grant will cover. Including:

- Any off-site road improvements / traffic onto the site
- Off-site water and sewer extensions
- On-site rail extensions
- Equipment purchases

Kitamura asked about the cost to pipe water and sewer from town to the site. Baird offered the rough estimate of \$5 million and said that although ideally those improvements should be addressed initially, it is also feasible and more economical to pursue a well and septic system now. However, he added that a significant draw-back would be fire protection.

The meeting then opened for public discussion. Mike Walker asked about Smith's earlier comment of the potential TVRC operator having a number of contracts in the pipeline. Walker was concerned if the TVRC project would be compromised. Smith explained that although the company has about 31 facilities under construction across the nation, they are more than capable of addressing the reload center. Meeting discussion touched upon commercial yields, timing of construction bids, cash flow, and the specificity of the reload building.

The meeting agenda referenced Executive Session, if necessary. It was agreed an executive session was not needed for the meeting. Also, next week's board meeting will be held on Tuesday morning at 10:00 (MT).

With no further discussion, the meeting was adjourned at 3:36 pm, by Board President, Grant Kitamura.

Respectfully Submitted:  
Greg Smith, Officer to the Board