

## Malheur County Development Corporation Board Meeting Minutes

Tuesday, May 12, 2020  
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, Officer to the Board
- Corey Maag
- Randi Svaty
- Jason Pearson

### Guests:

- Mike Blackaby, Blackaby Insurance
- Dave Waldo, Waldo Insurance
- Dellas Waldo, Waldo Insurance
- Larry Wilson, Malheur County Commission
- Mike Walker
- Brad Baird, Anderson Perry
- Larry Meyer, Argus Observer
- Pat Caldwell, Malheur Enterprise
- Lex Zaitz, Malheur Enterprise

### Staff

- Julee Hicks

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

Board President Grant Kitamura called the meeting to order at 10:03 am. With a quorum present, Kitamura asked for any discussion regarding the May 12, 2020 meeting minutes. Randy Svaty moved to accept the minutes as presented. Corey Maag offered a second and the minutes were approved by unanimous vote.

Kitamura called upon Officer to the Board Greg Smith for updates on the Treasure Valley Reload Center project.

Smith said with the recent development of a potential operator for the Treasure Valley Reload Center, it is appropriate to begin convening the two groups for negotiations. Smith and Kitamura are working toward an initial meeting of the shipper's group, which is a separate, stand-alone entity from the Malheur County Development

Corporation. The shipper's group is hoping to meet on May 19<sup>th</sup>. The following step will be to meet with the potential operator and their engineering team.

Smith also commented that the MCDC checking account at Umpqua Bank has a balance of \$67.22, which should be addressed. Kay Riley made the motion for the funds to be transferred to the Bank of Eastern Oregon and the account closed. Jason Pearson seconded the motion, which then passed by unanimous vote.

Also discussed was the abandoned rendering plant on Gem Avenue. Smith explained a portion of the plant sits in the UPRR Right-of-Way. Contact has been made with the land owner, Nutrien.

The 2020 BUILD Grant application was discussed. Smith noted his office is working to complete the submission and gather Letters of Support. The application is due on Monday, May 18<sup>th</sup>.

Smith welcomed the representatives for Blackaby Insurance and Waldo Insurance. Both agencies have interest in providing insurance for the TVRC. Further discussion will take place in executive session.

Lastly, Smith noted the recent closure of the Wallula, Washington rail facility. Through discussion, this was noted as an incredibly positive development for the TVRC, with a strong potential for future expansion.

Brad Baird addressed the group and continued the Wallula closure discussion. He said the layout for the TVRC was done with an eye toward expansion.

Baird said recent discussions with the judge and county commissioners confirmed that water and wastewater will be self-contained on site. He offered that should BUILD Grant funds be awarded, these utilities, along with internal roads and equipment purchases will be discussed.

Kitamura then recessed the general meeting at 10:42 am for Executive Session to discuss insurance proposals from Blackaby Insurance and Waldo Insurance.

At 10:54 am Executive Session was closed, and the general meeting proceeded. Riley made a motion to accept the Blackaby Insurance proposal for coverage at the Treasure Valley Reload Center, Svaty seconded. The motion passed unanimously.

With no further discussion, the meeting was adjourned at 10:55 am, by Board President, Grant Kitamura.

Respectfully Submitted:  
Greg Smith, Officer to the Board