



Malheur County Development Corporation

Monday, April 21, 2025

2:00pm (Mountain Time Zone)

Attendees: Grant Kitamura, Board Chair; Kay Riley, Board Member; Mike Walker, Board Member; Corey Maag, Board Member; Steven Mitchell, Malheur Enterprise; Les Zaitz, Malheur Enterprise; Shawna Peterson, Executive Director; Emily Conlon, S Peterson Law, LLC

1. Call meeting to order.

Board Chair Grant Kitamura called the meeting to order at 2:02pm.

2. Review and acceptance of previous meeting minutes.

The April 15, 2025 meeting minutes will be reviewed at the next regular board meeting.

3. Reports:

a. Update from Executive Director: Shawna Peterson. Executive Director Peterson provided a letter addressed to ODOT outlining next steps to close the industry track agreement as well as a draft budget created by Axiom that details the cost of the remaining work. Currently, Axiom is waiting to hear back from RailWorks to confirm various budget items currently listed as contingencies. The team working on this feels comfortable with the budget as drafted because of the built-in contingency and not to exceed allowance. Peterson is also working to identify what needs to be completed for wetlands, wastewater, and drainage approvals and the costs will be associated with that. Peterson is requesting board approval of the budget to move forward with presenting final terms of the MCDC request to ODOT. Peterson also noted there is a draft Amendment to the Connect Oregon Agreement and that ODOT has been kept informed as work progresses. Peterson explained that the request will be up to \$1.7 million of the \$5 million appropriation. She also noted that there is currently roughly \$625,000 remaining in the county allocation to Track C and roughly \$400,000 remaining in the Connect Oregon grant. After discussion of the draft budget, Kay Riley made a motion to proceed with the ODOT request using the presented budget conditional the final budget numbers being within 10% of the draft presented to the board. Mike Walker seconded the motion and all present board members voted in favor.

Audience member Lez Zaitz, Malheur Enterprise, asked when the public will know the purchase price for the sale to Jaguar. Peterson advised that no date is fixed, but probably within the next month or so and that the sales price and allocation of proceeds will be subject to review and approval by MCDC, Malheur County, and the other stakeholders, including ODOT and Business Oregon.

Unanticipated agenda items may or may not be included.

The meeting is accessible to persons with disabilities. For any special accommodations, please email malheurcountydevelopmentcorp@gmail.com at least 48 hours prior to the meeting.

4. Discussion and Action Items:

a. Rail Completion/Readiness for Sale scope, budget and timelines. Executive Director believes process-wise, things are moving efficiently with all parties. Peterson also noted that the due diligence period runs April 22nd, which means the \$100,000 down payment becomes non-refundable. Jaguar and Taylor Rembowski are set to visit the site this afternoon and Peterson will let the board know if any issues arise. Based on recent progress, Peterson believes the June 30th completion date for the rail construction is attainable.

5. Next Meeting Agenda Build. The next board meeting is scheduled for May 20, 2025 at 10:00am at the Malheur County Courthouse.

6. Adjournment. The meeting ended at 2:33pm.