



## Malheur County Development Corporation

Tuesday, March 18, 2025

10:00am (Mountain Time Zone)

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**Attendees:** Grant Kitamura, Board Chair; Mike Walker, Board Member; Ralph Poole, Board Member; Corey Maag, Board Member; Shawna Peterson, Executive Director; Emily Conlon, S Peterson Law; Taylor Rembowski, Malheur County Economic Development; Ron Jacobs, Malheur County Commissioner

**Online Attendees:** Jason Pearson, Board Member; Kay Riley, Board Member; Steven Mitchell, Malheur Enterprise; Les Zaitz, Malheur Enterprise

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### 1. Call meeting to order.

Board Chair Grant Kitamura called the meeting to order at 10:00am.

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### 2. Review and acceptance of previous meeting minutes.

Mike Walker made a motion to approve the February 18, 2025 meeting minutes. Jason Pearson seconded the motion and all present board members voted in favor.

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### 3. Reports:

**a. Update from Executive Director: Shawna Peterson.** Executive Director Peterson provided an update on developments since the last board meeting.

**LOI due diligence process.** The due diligence period pursuant to the Letter of Intent with Jaguar Transport Holdings ends in late April. Executive Director Peterson reported that she continues to have various check in calls with Jaguar and stakeholders. UPRR contact Maureen Haney has moved to a different position with the company but her handoff to her replacement, based in Denver, has gone smoothly and no interruptions are anticipated. Once the Industry Track Agreement work is completed and it is closed out the next step will be an operational agreement between Jaguar and UPRR.

**Status of request to ODOT for preapproval of reimbursable expenses.** Executive Director Peterson continues to work with ODOT on the approval of funding for the completion of the industry track and the prospective sale of the project. The initial request to engage Axiom for project management and to approve payment of the rock moving expense was approved on March 12. Peterson immediately reached out to Axiom to proceed to confirm all work and cost involved in fulfilling the industry track agreement requirements. RailWorks has indicated that they are confident they can complete the

Unanticipated agenda items may or may not be included.

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industry track, get materials, and that they do have crews they can mobilize to get all of that done within the necessary timeline.

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#### 4. Discussion and Action Items:

a. **Next Steps.** Executive Director Peterson reported that she has a call with Rep. Owens this week and has been in close contact with the Governor's office to ensure that the government stakeholders are up to date and working together with our team to move this project forward. Peterson is prioritizing getting timely responses and clear direction what the grant funds can be used for, the reimbursement process, and timelines, all of which have proven challenging. Board member Kay Riley asked about Nyssa's responsibility to deliver water to the site. Peterson continues to follow up on that funding and project which were managed by Business Oregon, but understands that the position is that having extended water to the edge of the industrial property at Arcadia fulfilled that project.

b. **Approval of Invoices.** The board unanimously approved Suebert invoice #1879 in the amount of \$19,500 for subballast stockpiling.

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#### 5. Next Meeting Agenda Build

The next board meeting is scheduled for April 15, 2025 at 10:00am at the Malheur County Courthouse.

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6. **Adjournment.** The meeting ended at 10:40am.

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