



Malheur County Development Corporation

Wednesday, February 7, 2024

1:00pm (Mountain Time Zone)

Attendees: Grant Kitamura, Board Chair; Mike Walker, Board Member; Kay Riley, Board Member; Corey Maag, Board Member; Ralph Poole, Board Member; Shawna Peterson, Executive Director; Taylor Rembowski, Economic Development for Malheur County; Ron Jacobs, Malheur County Commissioner

Online Attendees: Emily Conlon, S Peterson Law; Steve Mitchell, Malheur Enterprise; Les Zaitz, Malheur Enterprise

1. Call meeting to order.

Board Chair Grant Kitamura called the meeting to order at 1:00pm.

2. Review and acceptance of previous meeting minutes.

Corey Maag made a motion to approve the January 9, 2024 meeting minutes. Jason Pearson seconded the motion and all present board members voted in favor.

3. Reports:

- a. **Update from Executive Director Shawna Peterson.** Executive Director Shawna Peterson gave an update to the board on the following:

Financial Report: Executive Director Peterson provided a summary of the MCDC's fixed assets, including the real property, building and rail.

Executive Director Peterson reviewed invoices outstanding at this time. Corey Maag made a motion to approve a Yturri Rose invoice in the amount of \$6,338. Jason Pearson seconded the motion and all present board members voted in favor. Kay Riley made a motion to approve the Idaho-Oregon Fruit and Vegetable Association invoice for associate membership in the amount of \$240. Jason Pearson seconded the motion and all present board members voted in favor. Ralph Poole made a motion to approve an Oregon DEQ Invoice in the amount of \$1,527.76 for permit renewal. Jason Pearson seconded the motion and all present board members voted in favor.

Planning Update: Executive Director Peterson informed the board that the upcoming meeting with ODOT will be on February 21st. Planning and information gathering for this meeting has been led by board members who have spent the last month making connections with prospective operators and local stakeholders. Peterson is working with Taylor Rembowski to update the MCDC

Unanticipated agenda items may or may not be included.

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webpage and has launched communication plans to communicate with and obtain feedback from project stakeholders.

Peterson continues her efforts to find a solution for the rock pile owned by MDCDC and where it can be stored in the meantime. She is also working with RailWorks and Union Pacific to complete the earthwork and installation of the switches for connection of Track C to the main line. There are conversations about road access work needed to complete the main line connection, which could cost \$30,000-\$40,000. She will remain close to this issue and update the board as progress is made.

After board discussion, the board decided that all media requests go through the Executive Director.

The board then participated in extensive discussion concerning the draft updated business case. Board members offered expertise on the calculations, logistics, geography, volume projections and other elements of the draft.

4. Action Items:

- a. Consensus on Next Steps.** After discussion, the board agreed that work should continue to refine and polish the draft business case. The board indicated a preference that efforts to explore diversifying commodities shipped will be part of future project phasing. The board concluded that the project has the potential to ship onions in the 2025 season.
- b. Approval of Invoices.** This portion of the agenda was covered during Executive Director Peterson's update.

5. Next Meeting Agenda Build.

The next board meeting will be on February 20th, 2024 at 10:00am at the Malheur County Courthouse. Agenda items will include an executive director update, financial report review, and time for board discussion.

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- 6. Adjournment.** Board Chair ended the meeting at 3:25pm.

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