



Malheur County Development Corporation

Tuesday, January 21, 2025

10:00am (Mountain Time Zone)

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

Online Attendees: Mike Walker, Board Member; Jason Pearson, Board Member; Steven Mitchell, Malheur Enterprise; Antonio Sunseri, Argus Observer

1. Call meeting to order.

Board Chair Grant Kitamura called the meeting to order at 10:02am.

2. Review and acceptance of previous meeting minutes.

Ralph Poole made a motion to approve the December 17, 2024, meeting minutes. Mike Walker seconded the motion and all present board members voted in favor.

3. Reports:

a. Update from Executive Director: Shawna Peterson. Executive Director Peterson provided an update on her work since the last board meeting. Peterson previously circulated a fully executed letter of intent with an effective date of December 23, 2024; this started a 120 day period of due diligence where conversation and information gathering continues with Jaguar Transport Holdings. Jaguar has been provided with the Union Pacific Industry Track Agreement, detail on the Connect Oregon grant, wetland mitigation, permitting information, etc. Communication is very efficient and productive at this point. Peterson and Taylor Rembowski met in person with the Jaguar Business Development Vice President last week and had a very productive meeting. Per conversation and advisement from Union Pacific, Peterson stated that MCDC must complete and close out the industry track agreement as designed, rather than Jaguar replacing MCDC in the track agreement. Peterson is working on getting firm pricing from RailWorks to present for pre-approval of ODOT for completion of the industry track per the industry track agreement. Completion of the industry track is within the scope of the RailWorks contract but we need an updated timeline and pricing, as well as ODOT approval, in order to proceed. Peterson remains in regular communication with ODOT to keep them up to date on the project and feels all stakeholders are engaged and motivated to move ahead; this includes ODOT, the Governor's Office, Business Oregon, DOJ, Malheur County, Senator McLane and Representative Owens, and Union Pacific. The board discussed the remaining work to be completed and material that is currently at the site. The board also discussed ODOT retainage held under the Connect Oregon grant.

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. Discussion on Next Steps. Executive Director Peterson plans to continue working with all stakeholders involved with the pending transaction. Next steps will include identifying costs and timing on completion of the rail in accordance with the industry track agreement. Ralph Poole asked about the timeline for receiving a complete offer from Jaguar. Peterson answered that this can be expected before the due diligence period ends. Peterson also confirmed that ODOT has a say in this offer because of the open Connect Oregon grant. Mike Walker asked for board members help in providing a market rate for each drayage direction to complete his report on an intermodal business model.

b. Approval of invoices. None.

5. Next Meeting Agenda Build

The next board meeting is scheduled for February 18, 2025 at 10:00am at the Malheur County Courthouse.

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

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.