



Malheur County Development Corporation

Tuesday, June 17, 2025

9:00am (Mountain Time Zone)

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, LLC; Antonio Sunseri, Argus Observer

1. Call meeting to order.

Board Chair Grant Kitamura called the meeting to order at 10:03am.

2. Review and acceptance of previous meeting minutes.

Board members reviewed the June 10, 2025 meeting minutes. Corey Maag made a motion to approve the June 10, 2025 meeting minutes. Jason Pearson seconded the motion and all present board members voted in favor.

3. Reports:

Update from Executive Director: Shawna Peterson. Executive Director Peterson circulated Axiom's report that included work that has been completed and work that is expected to be completed in the coming weeks. Peterson noted that Union Pacific flaggers are scheduled to be on site to allow for construction and completion of work near the mainline. Union Pacific is scheduled to complete their walk through on June 25th. Peterson noted that Jaguar will be on site June 30th.

Executive Peterson briefly reviewed the current budget and confirmed there are no unanticipated expenses in today's round of invoices. Peterson noted that all expenses budgeted for RailWorks, KM Engineering, Warrington, Atlas, RailPros, and Axiom remain on or under budget.

Peterson noted that she is currently working with Department of Justice and other stakeholders on the structure and terms of the prospective sale that will be presented to the MCDC board and the County Court once ready for review.

4. Discussion and Action Items:

a. **Approval of Invoices.** The board reviewed the following invoices:

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.

Atlas. Mike Walker made a motion to approve Atlas invoice #225361 in the amount of \$188. Jason Pearson seconded the motion and all present board members voted in favor.

Axiom. Corey Maag made a motion to approve Axiom invoice #1349 in the amount of \$9,100, invoice #1357 in the amount of \$18,699, and #1358 in the amount of \$22,211.50. Jason Pearson seconded the motion and all present board members voted in favor.

RailWorks. Mike Walker requested clarification on the amount of this invoice that would be reimbursed by the County. Mike Walker made a motion to approve RailWorks invoice #282032 in the amount of \$1,492,632.50. Corey Maag seconded the motion and all present board members voted in favor.

Executive Director Peterson noted that the increased line of credit with the County was approved and the ODOT reimbursement deadline of June 30th remains on track.

5. Next Meeting Agenda Build. The next board meeting date will be distributed by Executive Director Peterson.

6. Adjournment. The meeting ended at 10:26am.