



## Malheur County Development Corporation

Thursday, July 24, 2025

10:00am (Mountain Time Zone)

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**Attendees:** Grant Kitamura, Board Chair; Mike Walker, Board Member; Kay Riley, Board Member; Corey Maag, Board Member; Jason Pearson, Board Member; Shawna Peterson, Executive Director

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### 1. Call meeting to order.

Board Vice Chair Corey Maag called the meeting to order at 10:00am.

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

Board members reviewed the June 17, 2025 meeting minutes. Mike Walker made a motion to approve the June 17, 2025 meeting minutes. Kay Riley seconded the motion and all present board members voted in favor.

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### 3. Reports:

**Update from Executive Director: Shawna Peterson.** Executive Director Peterson updated the board on the state of the project site. Rock needed placed around the culverts and that work will be completed by the end of the week and is pending approval by Union Pacific, which will be achieved by providing photographs. Peterson also reported that all rebar was removed to complete Track D has been cleared from the site.

Executive Director Peterson provided an update on the billings to date relative to budget and confirmed the project remains on track and is expected to come in under budget.

Peterson noted a response from Union Pacific concerning compaction and soil testing from years prior that are out of compliance. Peterson is working with Union Pacific, Axiom, and Atlas to get all items in compliance or, where not possible due to unavailable records, obtaining an exception from Union Pacific. This will delay the final approvals of the industry track by UPRR but is expected to be achieved.

Executive Director Peterson spoke about wetland mitigation and the ongoing monitoring work that needs to be completed. Some of the costs associated with that to ensure permitting compliance will be MCDC's responsibility but are anticipated to be within the funds available.

Peterson reported that weekly calls with Jaguar remain ongoing and the sale remains on track. She is currently working closely with ODOT, Malheur County, Department of Justice, and Business Oregon on the shape of the transaction and will bring that to the MCDC board for review and approval.

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](mailto:malheurcountydevelopmentcorp@gmail.com) at least 48 hours prior to the meeting.

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#### 4. Discussion and Action Items:

a. **Malheur County Funding Agreement.** Executive Director Peterson discussed the County Funding Agreement and the role of the MCDC going forward. Mike Walker requested an update on when the board will be presented the proposed terms of the sale transaction to JTH for review and communicated a feeling of urgency. Peterson relayed that she continues to work with the various stakeholders and anticipates having a package ready soon and will coordinate with board members on a time and date for the next meeting. Other board members voiced support for this approach. Kay Riley made a motion to approve the Funding Agreement with a request that the reference to Treasure Valley Onion Shippers be generalized to the local onion industry because TVOS is no longer in existence. Jason Pearson seconded the motion and the motion passed with 4 board members voting in favor. Mike Walker abstained from voting.

b. **Invoices.** The board reviewed the following invoices:

**KM Engineering.** Kay Riley made a motion to approve the KM invoice in the amount of \$4,414.50. Mike Walker seconded the motion and all present board members voted in favor.

**RailWorks.** After discussion of the invoice, Kay Riley made a motion to approve the RailWorks invoice in the amount of \$11,495.00. Jason Pearson seconded the motion and all present board members voted in favor.

**RailWorks - retention.** This invoice reflects retention for the final phase of their work on the project. Mike Walker made a motion to approve the RailWorks invoice in the amount \$191,734.78 to be paid upon receipt of lien releases and any other documents required by the contract. Kay Riley seconded the motion and all present board members voted in favor.

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5. **Next Meeting Agenda Build.** The next board meeting will be scheduled in cooperation with board members. The board discussed how the MCDC board will be structured if a sale of the project proceeds, which will be a continuing discussion. Board Chair Grant Kitamura expressed his gratitude to Peterson for her work as Executive Director.

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