



Malheur County Development Corporation

Wednesday, November 19, 2024

10:00am (Mountain Time Zone)

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

Online Attendees: Steven Mitchell, Malheur Enterprise; Les Zaitz, Malheur Enterprise ; Antonio Sunseri, Argus Observer

1. Call meeting to order.

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

2. Review and acceptance of previous meeting minutes.

Kay Riley made a motion to approve the November 6, 2024, meeting minutes. Ralph Poole seconded the motion and all present board members voted in favor.

3. Reports:

a. Update from Loup Logistics.

Executive Director Peterson summarized the report created by Loup Logistics. The board discussed the spreadsheets provided. Some of the items needing adjustment included the onion tons per shipment, onion price per ton, and transit times. Mike Walker commented that their report reflects an analysis of shipment of onions all the way to their destination. Peterson will follow up with Loup with this feedback.

The board discussed intermodal, what that would require from UPRR, and the potential interest of shippers in shipping onions by container versus railcar.

b. Update from Executive Director: Shawna Peterson. Executive Director Peterson noted that clean up work is being completed and there is currently no invoice for that work yet. Peterson is also working to identify with certainty all materials onsite and what remains to be acquired and what work remains to complete Tracks, A, B, C and D per the Industry Track Agreement.

The credit line expires at the end of December. Peterson plans to work with Hytrek's office and the County on fulfilling any obligations as it pertains to that deadline; everything currently on the line of

Unanticipated agenda items may or may not be included.

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credit should be reimbursed or reimbursable by ODOT. Peterson noted that there is a transition in staff at Lonnie Hytrek's office and she has taken time to orient the new personnel to payment processes but payments are being delayed in the transition.

The board discussed the site's wetland permit and any reporting requirements.

4. Discussion and Action Items:

a. Business Plan Ongoing Discussion. Informing the business plan was part of the Loup logistics report agenda item. Continuing that discussion, the board considered topics such as container shipment logistics, utility (specifically power) availability at the site, interested potential operators, and resale of the building package purchased.

b. Marketing Opportunities / Resources. Executive Director Peterson notified the board that Axiom came across a company that was interested in sites across the Boise valley, and they visited the industrial park site. Peterson also reported that ODOT is still prioritizing identifying a potential operator for the site as a critical next step.

c. Approval of invoices. None.

Les Zaitz asked for clarification on what has come up in analysis reports regarding the feasibility of the site shipping solely onions. Les asked where the board is on exploring other shippers or users. Executive Director Peterson answered that actively sourcing diversification remains a function of the MDCD board. Peterson added that these efforts are somewhat operator-dependent.

5. Next Meeting Agenda Build

The next board meeting is scheduled for December 3, 2024 at 10:00am at the Malheur County Courthouse.

6. Adjournment. The meeting ended at 11:01am.

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