Malheur County Development Corporation

Tuesday, October 14, 2025
10:00 am (Mountain Time Zone)

Attendees: Grant Kitamura, Board Chair; Mike Walker, Board Member; Corey Maag, Board Member; Ralph Poole, Board Member; Jason Pearson, Board Member; Shawna Peterson, Executive Director; Emily Conlon, S Peterson Law; Ron Jacobs, Malheur County Commissioner

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1. Call meeting to order.

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 meeting minutes from the last meeting. Ralph Poole made a motion to approve the September 29, 2025, meeting minutes. Jason Pearson 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 provided an update on activity since the last board meeting. Peterson reported that MCDC has successfully completed and closed out the industry track agreement with Union Pacific Rail Road. Jaguar has received a draft written track agreement with UPRR for going forward and are currently finalizing the agreement with UPRR. Peterson also reported that she continues to work through wetland mitigation permit closure and transitioning into the 5-year maintenance reporting period.

Executive Director Peterson discussed the newly proposed structure for the transaction with Jaguar. Jaguar has proposed a lease / purchase structure instead of an immediate sale. Peterson explained that the buildout can be treated as tenant improvements that remain with the property in the event of termination of the lease and that the building package would be leased as part of the transaction. She noted that the numbers would remain consistent with prior iterations. The lessor/purchaser attorneys are preparing draft documents in accordance with this direction.

The board discussed sale terms in connection with the Connect Oregon grant, a down payment option, hazardous materials, indemnification, and wetland permitting all as being terms to incorporate into the lease agreement.

After discussion, Ralph Poole made a motion to authorize Chair Kitamura to execute an amendment and extension to the current letter of intent to October 31st, 2025. Jason Pearson seconded the motion and all present board members voted in favor.

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4. Discussion and Action Items.

Invoices. Ralph Poole made a motion to approve payment of any currently outstanding Hytrek & Associates invoices up to $500. Jason Pearson seconded the motion and all present board members voted in favor.

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5. Next Meeting Agenda Build. The next board meeting is to be determined.

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6. Adjournment. The meeting ended at 10:30am.