



Malheur County Development Corporation

Tuesday, August 8, 2024

10:00am (Mountain Time Zone)

Attendees: Grant Kitamura, Board Chair; Ralph Poole, Board Member; Mike Walker, Board Member; Shawna Peterson, Executive Director

Online Attendees: Kay Riley, Board Member; Corey Maag, Board Member; Emily Conlon, S Peterson Law; Les Zaitz, Malheur Enterprise; Pat Caldwell, Malheur Enterprise

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 July 9, 2024, meeting minutes. Ralph Poole seconded the motion and all present board members voted in favor.

3. Reports:

a. Update from Executive Director Shawna Peterson

Executive Director Shawna Peterson provided an update on the work underway. Railworks' right of entry permit was renewed and the flagger scheduled, which is a requirement of work near the UPRR mainline. The flagger and earthwork are scheduled for August 19-21, with compaction testing and review by UPRR coordinated in sync with that.

The UPRR switch crew and signal crew are being kept up to date and still have our project on their schedule. Coordination has been very involved but streamlined with Axiom's support.

Subballast placement is part of the work on the north turnout pad. The subballast stockpile on the Seubert excavation property owned by project was quantified, storage fees negotiated, and moving the pile arranged. Approximately 500 tons will be used in the north turnout pad work but there will be no additional cost beyond the change order previously approved. The stockpile will be placed in an area on the property to minimize interference.

Ballast will also be placed at both the north and south turnout pads, and will also need placed between tracks A and C. That work was in the scope of RailWorks contract but is part of the work not yet performed. That ballast rock has not been purchased and is not on site, so Peterson is working with

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.

Axiom and Railworks to quantify price changes and getting that necessary material. Only one vendor is approved by UPRR for ballast regionally. It is likely that ballast will want to be stockpiled as well so it is ready for placement.

The Commtrex work is delayed past the due date of August 1 due to reported difficulty in getting a response from UPRR. Mike Walker noted the importance of getting that report. Peterson will continue to follow up.

Peterson also reported that she continues to pursue potential operators, including one that looks promising and is exchanging information and in ongoing conversations subject to a non-disclosure agreement.

4. Discussion and Action Items:

a. Next Steps

Mike Walker asked where the plans and drawings are stored. Peterson explained that some are hard copy and that she believes we have all electronically as well and committed to creating a library of all such documents.

The board briefly discussed onion shipping logistics and the optimal timing of loading.

The County Court meeting will be considering the renewal of the funding agreement for MCDC. County Counsel provided a copy and Peterson will attend on behalf of the MCDC board.

b. Approval of Invoices (if any)

None.

5. Next Meeting Agenda Build

The next board meeting is scheduled for August 20, 2024 at 10:00am at the Malheur County Courthouse.

6. Adjournment. The meeting ended at 10:37am.