



Malheur County Development Corporation

Tuesday, October 22, 2024

10:00am (Mountain Time Zone)

Attendees: Grant Kitamura, Board Chair; Jason Pearson, Board Member; Mike Walker, Board Member; Shawna Peterson, Executive Director; Emily Conlon; S Peterson Law, LLC; Taylor Rembowski, Malheur County Economic Development; John Mesick, Nyssa resident

Online Attendees: Kay Riley, Board Member; Ralph Poole, Board Member; Steven Mitchell, Malheur Enterprise; Antonion 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.

Jason Pearson made a motion to approve the October 1, 2024, meeting minutes. Mike Walker seconded the motion and all present board members voted in favor.

3. Reports:

a. Update from Executive Director Shawna Peterson

Rail Work. Executive Director Peterson shared photos of the rail site. Peterson informed the board that the North and South turnouts have both been tied into the mainline and walkway rock has been placed. The next step includes the removal of construction trash from the site, such as the material shipping pallets. Removal of the rail work material is included under RailWorks' contract; however, the some of the debris removal is not within that scope so Peterson is working on options.

Data Analysis. Executive Director Peterson officially closed out work with Commtrex and began work with Loup Logistics. The date of delivery for the feasibility analysis is November 18th.

Audit. Executive Director Peterson notified the board that the annual fiscal compliance audit is underway, being completed again this year by Zwygart John & Associates.

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.

4. Discussion and Action Items:

a. Business Plan Ongoing Discussion

Mike Walker has spent time since the last board meeting engaging in conversation with Tioga and Watco. Tioga previously consulted on this project for ODOT as a specialist in freight transportation. Walker stated that Tioga has doubts that Union Pacific will support a shift to an intermodal, versus transload or reload, model. Tioga principal Dan Smith quoted the preparation of a preliminary report and presentation on intermodal for \$3,600. The report will not confirm feasibility with Union Pacific, but will outline next steps to engage Union Pacific. Mike Walker made a motion to accept Tioga's proposal of \$3,600 and proceed with the proposed work. Jason Pearson seconded the motion and all present board members voted in favor.

b. Approval of Invoices (if any)

RailWorks. Mike Walker made a motion to approve the RailWorks invoice in the amount of \$251,475.12. Jason Pearson seconded the motion and all present board members voted in favor.

Warrington Construction. Kay Riley made a motion to approve the Warrington Construction invoice in the amount of \$21,830.00. Jason Pearson seconded the motion and all present board members voted in favor.

Axiom. Mike Walker made a motion to approve the Axiom invoice in the amount of \$19,444.60. Jason Pearson seconded the motion and all present board members voted in favor.

5. Next Meeting Agenda Build

The next board meeting is scheduled for November 5, 2024 at 10:00am, but the county court room will not be available due to election day. An alternate date and location will be determined.

6. **Adjournment.** The meeting ended at 10:39am.

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