



Malheur County Development Corporation

Tuesday, September 17, 2024

10:00am (Mountain Time Zone)

Attendees: Grant Kitamura, Board Chair; Mike Walker, 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: Jason Pearson, Board Member; Steven Mitchell, Malheur Enterprise; Antonio Sunseri, Argus Observer; Pat Caldwell, Malheur Enterprise

1. Call meeting to order.

Board Chair Grant Kitamura called the meeting to order at 10:03am.

2. Review and acceptance of previous meeting minutes.

Kay Riley made a motion to approve the September 3, 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

Turnout Pad / Switch and Signal Installation progress. Executive Director Peterson shared with the board her submissions to ODOT for the additional funding needed that was discussed at the previous board meeting. Peterson did receive written confirmation from UPRR that they are able to provide a portion of the material, saving over \$80,000. Peterson received verbal approval from ODOT to proceed as outlined in the request. Progress at the rail site continues and is on schedule with the tie in to the mainline scheduled for tomorrow, September 18. Next steps include obtaining more walkway rock, completion of the tie ins back to Track A and completion of the walkways. The team is staying up to date on availability of rock from approved vendors, which has been an ongoing challenge.

Comm-trex Report. Executive Director Peterson and Taylor Rembowski had a call last Wednesday with Comm-trex to discuss progress on their report. It was a productive conversation that included discussion of the specific deliverables. Comm-trex is still gathering information from stakeholders. In the meantime, Loup, a subsidiary of UP, has been at the site and Peterson has reached out to see if similar analysis might be something that Loup could provide to the board.

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 Discussion

Mike Walker presented an analysis to the board that included freight rates according to Prime Trucking from Nyssa to eastern destinations. The report also included freight rates according to DAT lane analytics. Walker was assisted by Jason Pearson and Taylor Rembowski in getting these rates. Walker's analysis suggests that that few of the locations meet the financial criteria for being cheaper than a refrigerated truck those with savings may not be enough to drive demand. The board discussed refrigerated truck availability, adjusting the building and parking lot specifications, and potential operators. Additional data is necessary to properly determine feasibility and that will be the focus of the board.

b. Approval of Invoices (if any)

Kay Riley made a motion to approve the Lonny Hytrek CPA invoice #20353 in the amount of \$762.00. Jason Pearson seconded the motion and all present board members voted in favor.

Corey Maag made a motion to approve the Atlas invoice #219125 in the amount of \$939.00. Mike Walker seconded the motion and all present board members voted in favor.

Corey Maag made a motion to approve payment by Malheur County to Axiom PDS for invoice #1305 in the amount of \$1,115.00. Kay Riley seconded the motion and all present board members voted in favor.

5. Next Meeting Agenda Build

The next board meeting is scheduled for October 1, 2024 at 10:00am at the Malheur County Courthouse.

6. Adjournment. The meeting ended at 11:00am.