



# Malheur County Development Corporation

Tuesday, October 1, 2024

10:00am (Mountain Time Zone)

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

**Online Attendees:** Mike Walker, Board Member; Jason Pearson, Board Member; Les Zaitz, Malheur Enterprise; Antonion Sunseri, Argus Observer

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## 1. Call meeting to order.

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

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## 2. Review and acceptance of previous meeting minutes.

Kay Riley made a motion to approve the September 17, 2024, meeting minutes. Jason Pearson seconded the motion and all present board members voted in favor.

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## 3. Reports:

### a. Update from Executive Director Shawna Peterson

**Turnout Pad / Switch and Signal Installation progress.** Executive Director Peterson shared with the board that tie-ins have been completed on schedule and as planned. Union Pacific crews will now build back Track A from tie-ins and place walkway rock. Peterson notified the board that there has been a shortage of walkway rock from Union Pacific-approved distributors; however, a Harney County distributor had rock available and it would be available within the week.

The board discussed Tracks C and D. Completion of Tracks C and D are captured in a contract previously awarded to RailWorks. Executive Director Peterson intends to spend time identifying the scope of work that has been completed and what remains to be done. Since time has passed and work was paused, it is important to quantify remaining work and update costs. The board continued discussion on completion of the rail, ODOT approval for continued work, and the business plan.

**Data Analysis.** Executive Director Peterson shared that the CommTrex report is still not complete and has not been received. Peterson has begun communication with Loup Logistics (a subsidiary of UPRR) regarding what data analysis services they could provide and what services would cost. Specifically, Peterson would like Loup Logistic's guidance in testing a business case for onion shipping (and more)

Unanticipated agenda items may or may not be included.

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and gathering information to understand what shortcomings and/or opportunities exist. Loup estimated this work would take approximately 2 months and cost approximately \$2,600 paid monthly. Peterson believes this report could replace what the board has been seeking from Commtrex, but be more expansive in assessing what other commodities have potential to ship from the site. Mike Walker made a motion to approve seeking data analysis services from Loup Logistics and to discontinue Commtrex's services. Kay Riley seconded the motion and all present board members voted in favor.

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#### **4. Discussion and Action Items:**

##### **a. Business Plan Ongoing Discussion**

Mike Walker presented to the board a new business concept: the Arcadia Intermodal Ramp. The proposal includes a concrete slab and a rubber tire gantry crane in place of an onion shipping building. The board discussed this new business plan and the budget associated with it. Discussion also included the feasibility of this proposed plan and the option of phasing the project out as the project grows. Executive Director Peterson will work with Walker to deliver the proposed plan to Loup Logistics for evaluation.

##### **b. Data Analysis Options**

The board discussed data analysis options in the Reports portion of the agenda.

##### **c. Rail Completion Project Management Proposal**

Executive Director noted that she is still gathering information for rail completion project management. There is nothing for the board to consider at this time.

##### **d. Approval of Invoices (if any)**

None.

Les Zaitz requested clarification on the status of Mike Walker's newest proposal and if there was board action on it. Executive Director Peterson stated that the board indicated full endorsement of such expansion of ideas, but that it was on the agenda as a discussion item and no action was suggested or taken.

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#### **5. Next Meeting Agenda Build**

The next board meeting is scheduled for October 15, 2024 at 10:00am at the Malheur County Courthouse.

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#### **6. Adjournment.** The meeting ended at 10:50am.

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