



Malheur County Development Corporation

Wednesday, November 6, 2024

2:00pm (Mountain Time Zone)

Attendees: Grant Kitamura, Board Chair; Mike Walker, Board Member; Ralph Poole, Board Member; Core Maag, Board Member; Shawna Peterson, Executive Director; Emily Conlon; S Peterson Law, LLC; Taylor Rembowski, Malheur County Economic Development

Online Attendees: Kay Riley, Board Member; Jason Pearson, Board Member; Steven Mitchell, Malheur Enterprise; Les Zaitz, Steven Mitchell; Dan Smith, Tioga

1. Call meeting to order.

Board Chair Grant Kitamura called the meeting to order at 2:00pm.

2. Review and acceptance of previous meeting minutes.

Jason Pearson made a motion to approve the October 22, 2024, meeting minutes. Kay Riley seconded the motion and all present board members voted in favor.

3. Reports:

a. Tioga Report.

Executive Director Peterson introduced Dan Smith, author of the report that was emailed out earlier regarding intermodal options. While Smith believes the site is situated for various uses, he stated that in order to get an intermodal service up and running, many pieces will need to align and many parties will need to come together. Some items listed and discussed included: UPRR's support and cooperation, establishment of a facility operator, and a specialized marketing team. Discussion included minimizing risk, the phasing of site development, use of containers inbound and outbound, and discussion on other large rail distributors' models, such as Walmart.

b. Update from Executive Director: Shawna Peterson. Executive Director Peterson informed the board that cleanup is underway at the site with RailWorks and that they continue to work to get a dumpster at the site to complete the cleanup. She also continues to gather updated information on the scope and cost of work to be done to complete the rail per the Industry Track Agreement.

Loup Logistics analysis update. The Loup Logistics feasibility analysis is due November 18th and will be included for discussion at the November 19th board meeting.

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.

ODOT update. Peterson also reported that she has a call with ODOT this week and will be discussing processing bills for reimbursement, project site updates, and updating them on the Loup and Tioga reports.

Executive Director Peterson is scheduled to meet with Union Pacific to provide an update on the project. She continues to work on identifying a potential operator. In this effort, drone footage was shot of the site this week.

4. Discussion and Action Items:

a. Weatherizing building kit. Executive Director Peterson recommended the purchase of tarp material to cover the building at the site through the winter. Ralph Poole made a motion to approve an expenditure of up to \$2,000 for the purpose of weatherizing the building. Corey Maag seconded the motion and all present board members voted in favor.

b. Account signers. Executive Director Peterson that the current signors on the Bank of Eastern Oregon MCDC debit card account are out of date. Ralph Poole made a motion to name Board Chair Grant Kitamura, Vice Chair Corey Maag, and Executive Director Shawna Peterson as users on all MCDC accounts. Mike Walker seconded the motion and all present board members voted in favor.

c. Approval of invoices.

Corey Maag made a motion to approve Hytrek & Associates invoice #20914 in the amount of \$332.00 and invoice #21622 in the amount of \$126.00. Ralph Poole seconded the motion and all present board members voted in favor.

5. Next Meeting Agenda Build

The next board meeting is scheduled for November 19, 2024 at 10:00am at the Malheur County Courthouse.

6. Adjournment. The meeting ended at 3:05pm.