



Eastern Oregon Border Region Economic Development Board

December 5, 2022

Ontario, OR

Attendance

Members Present: Chair Tiffany Cruicksank, Stuart Reitz, Bill Johnson, Andrew Maeda, Ron Haidle, Dana Young

Staff Present: Emily Conlon, Board Coordinator; Shawna Peterson, Executive Director

Guests Present: Lionel Segura, Symmetry Financial Group; Dan Cummings, City of Ontario; Senator Lynn Findley; Grant Kitamura, Malheur County Development Corporation

Guests Present Via Zoom: Feather Sams-Huesties, Business Oregon; Dawn Hert, Department of Land Conservation and Development; Steven Mitchell, Malheur Enterprise; Cece Gilbert, Oregon Department of Transportation; Mike LaMott, Vale, Oregon; Les Zaitz, Malheur Enterprise; Pat Caldwell, Malheur Enterprise; Matt Stayner, Oregon Legislative Fiscal Office

Meeting was called to order at 3:10pm.

Welcome, Introductions, Minute Approval

Tiffany Cruickshank opened the meeting. Board members, guests and audience members made introductions.

Ron Haidle made a motion to approve the December minutes. Andrew seconded the motion and all present board members were in favor.

Public Comment

None.

Fiscal Report

As of December 1st, 2022, the Border Fund has a total of \$2,332,506.66.

Executive Director Report

Executive Director Shawna Peterson submitted an executive summary and reported her activities since last month's meeting. She has incorporated the board's suggestions into the Housing Rehabilitation Loan Program agreement draft and will work with the lending partner to finalize and launch the program.

Executive Director Shawna Peterson expressed her experience working with the new state and legislative leadership, and looks forward to continuing engagement with them as well as with the many new Oregon legislators. The legislative session officially convenes January 17, 2023, and she

plans to circulate a letter of support from the Border Board concerning funding for the Ontario Recreation District project. Bills are due to be filed by December 21, at which time Executive Director Shawna will begin review of potential legislation in earnest and update the board on those that affect the Border Region.

The recent press release generated interest in the Border Board, and Board Staff has been working with the media, local government officials, and interested stakeholders who reach out for more information about the board's activities.

Executive Director Shawna encouraged the board to be thinking about "board training" ideas that the board can participate in as a group once new members have been elected in the New Year.

Incentive Program Application Approvals

Ron Haidle made a motion to approve applications 32 and 33 of the Competitive Housing Incentive Program in the amount of \$6,000 each for a total of \$12,000. Dana Young seconded the motion and all present board members voted in favor.

Dana Young made a motion to approve tax incentive re-applications 18, 19, 21, 22, 23, 24, 25, 26, and 27 of the Competitive Housing Incentive Program in the amount of \$1,500 each, and re-application 20 in the amount of \$1,090.81, for a total of \$14,590.81. Stuart Reitz seconded the motion and all present board members voted in favor.

Malheur County Development Corporation

Active Chair Grant Kitamura and Oregon Senator Lynn Findley came to the board meeting to discuss the reload center project and request funds of \$1.5 million from the Border Board. The Malheur County Development Corporation (MCDC) received \$26 million funding for the construction of the Treasure Valley Reload Facility as part of Oregon House Bill 2017. They have received another \$3 million from Oregon Legislature in 2021. The project began with the idea of finding a solution to transportation in the onion industry. After providing a brief history on the project, Grant Kitamura presented to the Board a project budget and what funds are needed to finish the facility.

Brad Baird, of Anderson Perry Construction Company, reports that "inflation and other factors continue to have an impact on ongoing work and budget estimates." His budget shows an additional \$4.5 million needed to finish the facility. MCDC is requesting \$1.5 million from the Border Board to finish the facility.

The building site is 292 acres, of which 65 are for the reload center. Grant Kitamura commented that the remaining acreage is owned by Malheur County and will be used as an industrial park. According to Grant Kitamura, the potential for the industrial park will positively increase economic development in the region.

Senator Findley referenced the completion of the Millersburg project, as well as two independent economic analysis done that show this is a "viable project." While Senator Findley admits it will not create an abundance of jobs, he believes it will create indirect jobs, and that the project will

allow Oregon to better compete with Idaho. Senator Findley adds that the facility has the potential for use by commodities other than onions.

Andrew Maeda asked what the expected timeline for the project is. Grant Kitamura responded by stating that with funding, the center would be ready to ship onions this fall. Senator Findley added that the estimated timeline is 6 months, but that timeframe is weather-dependent.

Andrew Maeda asked if MCDC would be open to being required to provide data and reporting back to the Border Board? If so, what would the trackable data be and how will they show economic impact? Grant Kitamura responded by stating that Americold is leasing the site from the county, and the county will be the beneficiary of the revenue created by the facility.

Dana Young asked what the difference between this facility and the Wallula, Washington facility that has since closed. Grant Kitamura stated that the Washington facility was operated by Union Pacific out of one depot, and the Treasure Valley Reload Center will be operated by Americold out of multiple depots.

Bill Johnson asked what the vision is for the site long term? Grant Kitamura responded that additional buildings and freezer rooms would be constructed, and handling commodities other than onions are part of the long term vision for the facility.

Bill Johnson asked if this project will generate property taxes? Grant Kitamura confirmed that the facility will not generate property taxes, but the Industrial Park will once completed.

Chair Tiffany Cruickshank thanked Grant Kitamura for coming to the meeting to discuss the Treasure Valley Reload Center, and suggested to Grant Kitamura that MCDC is patient as the Board creates a mechanism for processing unsolicited proposals such as this.

Potential Malheur County Industrial Site

Feather Sams Huesties and Dan Cummings presented to the board a potential Malheur County Industrial Site. The Malheur County Treasure 200 site has made the Top 10 list for sites for the project. Feather Sams Huesties and Dan Cummings would like this project to be on the board's radar for potential programming. Feather Sams Huesties is working on how to incentivize potential developments such as this in the Border Region. The potential site is 30 acres in a larger 200 acre parcel at the intersection of 18th Avenue and Highway 201 in Ontario. This project is still in the beginning stages and there are a lot of unknown factors at this point.

Community in Action Services Agreement Discussion

Executive Director Shawna Peterson has incorporated the board's suggestions into the Housing Rehabilitation Loan Program agreement draft and will work with the lending partner to finalize and launch the program.

ORD Community Center Proposal Discussion

Executive Director Shawna Peterson is waiting to address the Letter of Support for the Ontario Recreation District Community Center with more specificity, after the Legislative Session begins on January 15. Board Staff will have a draft letter ready at the January meeting.

Additional Discussion

After discussion, the Board decided to create two work groups to focus on upcoming goals for the Board. The first work group will tackle structuring the Infrastructure Loan Program and will consist of Feather Sams Huesties, Kristen Nieskens, Dan Cummings, Bill Johnson, and Ron Haidle. The second work group will work on a process for incoming unsolicited proposals and will consist of Dana Young, Executive Director Shawna Peterson, Chair Tiffany Cruickshank, and Kathie Collins.

Next Meeting / Agenda Build

Date options for the January meeting will be sent out by Board Staff and a date will be chosen based on board member votes. Agenda items will include a Fiscal Report from Oregon Community Foundation, and executive director update, a draft letter of support for the Ontario Recreation District Community Center, and continued discussion for the two work groups created.

Meeting closed at 4:52pm.

Approved by:  _____
Tiffany Cruickshank, Board Chair Date
Eastern Oregon Border Economic Development Board