



Eastern Oregon Border Region Economic Development Board

May 6, 2024

Ontario, OR

Attendance

Members Present: Chair Dana Young, Taylor Rembowski, Cheri Hung, Andrew Maeda, Montessa Young

Members Present Via Zoom: Nickie Shira, Ron Haidle

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

Guests Present: Kristen Hamman, Paws on 4th; Yvonne and Dan Mink, AdventureLand; Ken Hart, Valley Family Health Care; Nick Ketterling, Adrian School District; Shawn McKay, Layer Line 3D; Derrick Noll, Energy Trust of Oregon; Feather Sams-Huesties, Business Oregon; Stuart Reitz, OSU Experiment Station; Cheryl Cruson, community member; Tom Vialpondo, TVCC Small Business Development Center; Shay Meskill, LIR Equipment and Service; Alex Hartwell, LIR Equipment and Service; Kit Jones, Giggles & Grace; Shawn Reynolds, Giggles & Grace; Tiffany Cruickshank, Owyhee Riding Club; Adele Schaffeld, Malheur County Building Department; Renee Cummings, Four Rivers Welcome Center; Roberto Escobedo, Four Rivers Welcome Center; Maria Romero, Four Rivers Welcome Center; Efren Garza, Four Rivers Welcome Center; Ruth Garcia, Four Rivers Welcome Center; Jose Luis Cuna, Four Rivers Welcome Center; Lourdes Colchado, Four Rivers Welcome Center; Brandy Ashby, Ashby's Greenhouse

Guests Present Via Zoom: Steven Mitchell, Malheur Enterprise; Chris Hollaway, Small Business Development Center; John Gomez, LIR Equipment and Service

Meeting was called to order at 3:03pm.

Welcome, Introductions, Minute Approval

Chair Dana Young opened the meeting and board members and guests made introductions.

Taylor Rembowski made a motion to approve the April 1, 2024 meeting minutes. Cheri Hung seconded the motion and all present board members voted in favor.

Public Comment

None.

OSU Experiment Station

Stuart Reitz from the OSU Experiment Station joined the meeting to discuss an upcoming drip tape project, which converts used irrigation drip tape from local farmers into diesel fuel.

Fiscal Report

Executive Director Shawna Peterson reviewed the OCF fiscal report/statements. As of May 1, 2024, the Border Board fund has a total of \$5,616,014.26. The board also reviewed Executive Director Shawna Peterson's financial report detailing expenses and disbursements for the month. She noted the \$400,000 in the 2024 budget for grants.

Executive Director Update

Executive Director Shawna Peterson submitted an executive summary and reported her activities since last month's meeting.

Board Staff spent time preparing this cycle's grant application and scoring review. In addition to the thirteen grant applications, the board will consider two housing incentive applications and five housing rehabilitation loan applications.

Peterson will be presenting at an Oregon DLCD Planners Network in Baker on May 7 on the Oregon/Idaho land use differences and the work of the Border Board. She will also be meeting with the DLCD Director later in May.

This month, Peterson met with candidate Mike McLane, who is currently running for Senator Lynn Findley's seat. Peterson is confident that the Border Board will continue to enjoy a strong relationship with our district's legislators.

Community in Action Lending Partner Terms

Taylor Rembowski made a motion authorizing Executive Director Shawna Peterson to update the lending partner agreement with Community in Action to allow for the charge of incidental expenses, such as credit report and lien filing fees, in addition to the 10% administrative fee rather than as part of the administrative fee. Cheri Hung seconded the motion and all present board members voted in favor.

Incentive Program Application Approvals

The board considered one application for the Competitive Housing Incentive Program (CHIP) and one application for the Property Improvement Rebate Program (PIRP). Nickie Shira moved to approve the CHIP application #56 in the amount of \$6,000. Taylor Rembowski seconded the motion and all present board members voted in favor. Cheri Hung made a motion to approve the PIRP application #11 in the amount of \$20,000. Taylor Rembowski seconded the motion and all present board members voted in favor.

The board also reviewed five Housing Rehabilitation Loan Program applications. Taylor Rembowski made a motion to approve application #2-Belinda Ramirez in the amount of \$15,000 repayable over 5 years at \$250 per month. Cheri Hung seconded the motion and all present board members voted in favor. Cheri Hung made a motion to approve application #3-James Crouter in the amount of \$2,610 repayable over 27 months at \$100 per month. Nickie Shira seconded the motion and all present board members voted in favor. Taylor Rembowski made a motion to approve application #4-Naoma Armstrong in the amount of \$10,800 repayable over 54 months at \$200 per month. Andrew Maeda seconded the motion and all present board members voted in favor. Andrew Maeda made a motion to approve application #5-Lupita Villa in the amount of

\$8,910.57 repayable over 45 months at \$200 per month. Taylor Rembowski seconded the motion and all present board members voted in favor. Andrew Maeda made a motion to approve application #6-David Goldthorpe in the amount of \$15,000 repayable over 5 years at \$250 per month. Cheri Hung seconded the motion and all present board members voted in favor.

Grant Cycle 9 Application Discussion

The board reviewed the application summary provided by Board Staff. A total of 13 applications were scored during this grant cycle. See Exhibit A for a complete list of funded and non-funded award decisions.

Four Rivers Welcome Center requested a \$100,000 Community Improvement Planning Grant to fund a Latino Community Center. The board discussed the need for matching funding to secure state funding, what professional services they will look for if granted the planning funding, community input and needs, and what services will be available through the Center. Individuals who spoke in support of the Welcome Center included Renee Cummings, Roberto Escobedo, Ruth Garcia, and Efren Garza. After discussion, Taylor Rembowski made a motion to approve a grant in the amount of \$50,000 to the Four Rivers Welcome Center for the Latino Community Center Project with the condition that bids and receipts be provided to the border board. Montessa Young seconded the motion and all present board members voted in favor.

Valley Family Health Care requested a \$43,500 Community Improvement Planning Grant to fund planning for the Ontario Health Plaza expansion. Cheri Hung declared a conflict of interest and recused herself from voting and board discussion. Taylor Rembowski made a motion to approve a grant in the amount of \$43,500 to Valley Family Health Care for the Ontario Health Plaza Expansion Planning Project. Nickie Shira seconded the motion and all present board members voted in favor.

Adrian School District requested a \$100,000 Education & Workforce Training Grant to fund the Adrian Preschool Facility. Nickie Shira declared a conflict of interest and recused herself from voting and board discussion. Board discussion included matching funds to secure further funding, and the component of increasing workforce availability. Adrian Superintendent Ketterling spoke on the need for a preschool in the community. After discussion, Montessa Young made a motion to approve a grant in the amount of \$100,000 to Adrian School District for the Adrian Preschool Facility Project. The motion failed to advance for lack of a second.

The Malheur County Building Department, in collaboration with the Malheur ESD, requested a \$100,000 Education & Workforce Training Grant to fund construction internship positions in the Malheur Works Internship Program. Nickie Shira declared a conflict of interest and recused herself from voting and board discussion. Adele Schaffeld gave the board a background on the lack of construction tradesmen and how the internship could greatly impact filling Border Region needs. The board discussed funding an additional two construction internship positions; Andrew Maeda made a motion to approve a grant in the amount of \$25,000 to the Malheur County Building Department, through the Malheur ESD - Malheur Works Internship, to fund two construction internship programs, with the amendment that the board will allow grant funds be used for wages. Cheri Hung seconded the motion as amended and all present board members voted in

favor. Andrew Maeda left the meeting at this time, leaving 6 voting board members to complete application review.

The Malheur ESD requested a \$16,000 Education & Workforce Training Grant for the Community Wide Implementation of Pyramid Model Project. Nickie Shira declared a conflict of interest and recused herself from voting and board discussion. Board members concluded that the project did not meet the priorities of the border board and no vote was made.

AdventureLand Ranch requested a \$25,000 Scott Fairley Memorial Edge Grant to fund the AdventureLand Ranch family destination. The Border Board encouraged Yvonne and Dan Mink, AdventureLand property owners, to reapply after getting appropriate zoning approval from the County.

Ashby Family Farms requested a \$25,000 Scott Fairley Memorial Edge Grant to fund the Ashby Greenhouse on their family farm. While in support of the project, the board conveyed to project and property owner Brandy Ashby that grant funds could not be used as reimbursement on already spent money. The board encouraged Ashby Family Farms to reapply when they begin phase 2 of their business.

LayerLine 3D requested a \$25,000 Scott Fairley Memorial Edge Grant to help fund a newly constructed 3D printed home. Taylor Rembowski declared a conflict of interest and recused himself from voting and board discussion. The board conveyed to project owner Shawn McKay that grant funds could not be used as reimbursement on money already spent. Ron Haidle made a motion to approve a grant in the amount of \$25,000 to LayerLine 3D with the condition that funds are not used for reimbursement. The motion failed to advance for lack of a second. The board encouraged the homeowner of the newly constructed home to apply for the board's Competitive Housing Incentive Program.

LIR Equipment & Service requested a \$25,000 Scott Fairley Memorial Edge Grant to provide training and certification to employees. Board discussion included price breakdown of each training as well as input from Alex Hartwell, current LIR employee seeking training. Taylor Rembowski made a motion to approve a grant in the amount of \$25,000 to LIR Equipment & Service for certification training. Ron Haidle seconded the motion and the motion passed with a 5 aye, 1 nay vote.

Owyhee Riding Club (ORC) requested a \$25,000 Scott Fairley Memorial Edge Grant for the expansion of the ORC event and the purchase of equipment for the event. Tiffany Cruickshank was in attendance on behalf of ORC to answer any questions from the board. Ron Haidle made a motion to approve a grant in the amount of \$25,000 to the Owyhee Riding Club. Taylor Rembowski seconded the motion and all present board members voted in favor.

Paws on 4th requested a \$16,000 Scott Fairley Memorial Edge Grant for the renovation and expansion of their yard. Applicant Kristen Hamman was included in board discussion regarding employee numbers, the need for dog boarding facilities in the Border Region, and business from Idaho. During discussion, the board reviewed and adjusted their scores. Taylor Rembowski made a motion to approve a grant in the amount of \$8,000 to Paws on 4th with the condition that receipts

and bids be submitted to the board. Cheri Hung seconded the motion and all present board members voted in favor.

Westside Grill requested a \$25,000 Scott Fairley Memorial Edge Grant to purchase signage for the new restaurant. Board discussed their support of the already established local business owner. Ron Haidle made a motion to approve a grant in the amount of \$25,000 to Westside Grill with the amendment that the grant is conditional subject to the submission of a bid for the signage. Montessa Young seconded the motion as amended and all present board members voted in favor.

The Ontario Senior Citizens Center requested a \$25,000 Scott Fairley Memorial Edge Grant to replace and restore the current building's roof, lighting, and flooring. Shawn Reynolds, submitted the grant request on behalf of the Center and discussed with the board the limited funding available to senior citizens centers. The board acknowledged the importance of such centers and their impact on the Border Region. During discussion, the board reviewed and adjusted their scores. Ron Haidle made a motion to approve a grant in the amount of \$25,000 to the Ontario Senior Citizens Center conditional on the use of a licensed contractor to complete the project. Taylor Rembowski seconded the motion and all present board members voted in favor.

Next Meeting / Agenda

The next board meeting is June 3, 2024. Agenda items will include a Fiscal Report from Oregon Community Foundation, an executive director update, and grant and loan programs discussion.

Meeting closed at 6:30pm.

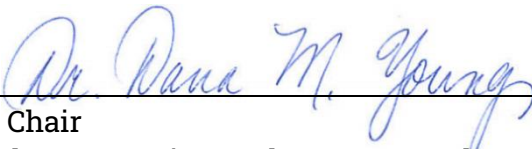
Approved by:  _____
Dana Young, Board Chair Date
Eastern Oregon Border Economic Development Board

Exhibit A
Cycle 9 Grant Applications

Community Improvement Planning Grant - Funded

Name: Four Rivers Welcome Center
Description: Latino Community Center
Request: \$100,000
Award: \$50,000
Vote: 7 aye, 0 nay

Name: Valley Family Health Care
Description: Ontario Health Plaza Expansion Planning
Request: \$43,500
Award: \$43,500
Vote: 7 aye, 0 nay

Education & Workforce Training Grant – Funded

Name: Malheur County Building Department & Malheur ESD
Description: Malheur Works Construction Internship Positions
Request: \$100,000
Award: \$25,000
Vote: 7 aye, 0 nay

Education & Workforce Training Grant – Not Funded

Name: Adrian School District
Description: Adrian Preschool Facility
Request: \$100,000
Award: \$0
Vote: no vote

Name: Malheur ESD
Description: Community Wide Implementation of Pyramid Model
Request: \$16,000
Award: \$0
Vote: no vote

Scott Fairley Memorial Edge Grant – Funded

Name: LIR Equipment & Service
Description: Employee Training and Certification
Request: \$25,000
Award: \$25,000
Vote: 5 aye, 1 nay

Name: Owyhee Riding Club
Description: ORC Event Expansion
Request: \$25,000
Award: \$25,000
Vote: 6 aye, 0 nay

Name: Paws on 4th
Description: Yard Renovation and Expansion
Request: \$16,000
Award: \$8,000
Vote: 6 aye, 0 nay

Name: Westside Grill
Description: New Signage
Request: \$25,000
Award: \$25,000
Vote: 6 aye, 0 nay

Name: Ontario Senior Citizens Center
Description: Roof and Floor Renovation
Request: \$25,000
Award: \$25,000
Vote: 6 aye, 0 nay

Scott Fairley Memorial Edge Grant – Not Funded

Name: AdventureLand
Description: AdventureLand Ranch
Request: \$25,000
Award: \$0
Vote: no vote

Name: Ashby Family Farms
Description: Ashby's Greenhouse
Request: \$25,000
Award: \$0
Vote: no vote

Name: LayerLine 3D
Description: Levi Project – newly constructed 3D home
Request: \$25,000
Award: \$0
Vote: no vote