



# Eastern Oregon Border Region Economic Development Board

November 4, 2024

Ontario, OR

## Attendance

**Members Present:** Board Chair Dana Young, Andrew Maeda, Cheri Hung, Ron Haidle, Montessa Young, Nickie Shira, Taylor Rembowski

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

**Guests Present:** Holly Stepleton, Stepleton Electric; Fran Halcom, Friends of Softball; Feather Sams-Huesties, Business Oregon; Darin Bell, Treasure Valley Community College; Daniel Longoni, Hunter of Homes, LLC; Tiffany Cruickshank, Nyssa resident; Mark Redmond, Malheur Education Service District

**Guests Present Via Zoom:** Cathy Yasuda, TVCC; Melissa Gardea Mick, Oregon Food Bank; Steven Mitchell, Malheur Enterprise

## 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 October 7<sup>th</sup> meeting minutes. Andrew Maeda seconded the motion and all present board members voted in favor.

## Public Comment

None.

## Fiscal Report

Executive Director Shawna Peterson reviewed the OCF fiscal report/statements. As of October 31, 2024, the Border Board fund has a total of \$4,515,135.16. The board also reviewed Executive Director Shawna Peterson's financial report detailing expenses and disbursements for the month.

## Executive Director Update

Executive Director Shawna Peterson submitted an executive summary and reported her activities since last month's meeting. Peterson was happy to report that the Housing Incentive Luncheon was a success and the board received very positive feedback. Peterson encouraged board members to consider other border board programming that can inspire similar events.

Peterson reminded the board that the Economic Equity Investment Program application was submitted and award announcements are expected this month.

Lastly, Peterson shared that the housing rezoning (SB17/70) review board met late month and approved an additional 2-acre lot for rezoning. Ten total parcels have been approved, one of which has officially begun the permitting process.

### **Incentive Programs Application Approvals**

Competitive Housing Incentive Program (CHIP) applications #65 and #67 were received outside of the required 30-day submission window; the CHIP requires that applications must be received within 30 days of issuance of Certificate of Occupancy or within 30 days of closing on the property. Board members discussed this requirement and agreed that the 30-day submission requirement remains in line with the program's objectives. Andrew Maeda made a motion to approve CHIP applications #66 and #68 in the amount of \$6,000 each for a total of \$12,000. Taylor Rembowski seconded the motion and all present board members voted in favor. Nickie Shira made a motion to approve Property Improvement Rebate Program (PIRP) application #13 in the amount of \$20,000. Cheri Hung seconded the motion and all present board members voted in favor. Cheri Hung made a motion to approve CHIP Re-applications #76, #77, #78, and #79 in the amount of \$1,500 each for a total of \$6,000. Ron Haidle seconded the motion and all present board members voted in favor.

### **Loan Program Application Approvals**

None.

### **Round 10 Application Review**

The board began review of applications in order of average score, a total of 15 applications were scored during this grant cycle. See Exhibit A for a complete list of funded and non-funded award decisions.

The Malheur Education Service District (ESD) requested a \$95,000 Community Improvement Planning Grant to fund the Annex Building Project. The application scored an average of 71.8%. Declaring a conflict of interest, Nickie Shira and Montessa Young both recused themselves from discussion and voting on this application. The board discussed distributing a portion of the award now and a second installment upon completion of other funding for the project. Cheri Hung made a motion to approve a grant in the amount of \$45,000 to the ESD for immediate funding of architectural services with a \$50,000 grant for construction management approved upon commitment of additional funding sources equaling 75% of the total project budget (total project budget being the lesser of the application project budget or the architectural estimate for the project). Taylor Rembowski seconded the motion and all present board members voted in favor.

Perk requested a \$25,000 Scott Fairley Memorial Edge Grant to fund a kitchen and hood system addition. The application scored an average of 70.6%. Taylor Rembowski made a motion to approve a grant in the amount of \$25,000 to Perk. After discussion, Taylor Rembowski amended the motion to include a condition that all required permitting be issued prior to funding. Montessa Young seconded the motion as amended and all present board members voted in favor.

Stepleton Electric requested a \$25,000 Scott Fairley Memorial Edge Grant to fund Stepleton Electric expansion and workforce development. The application received a 69.7%. The board discussed emphasizing the workforce development element of this application. Taylor Rembowski made a motion to approve a grant in the amount of \$25,000 to Stepleton Electric upon acceptance of a

commitment to host at least two job shadow students, such as high school senior project job shadow, as a reporting requirement of the award. Cheri Hung seconded the motion and all present board members voted in favor.

Board members took a ten-minute break. Once reconvened, Chair Young addressed the five applications that received an average score under 50%. These included: the Oregon Food Bank, Friends of Softball, Malheur Realty, The Rock Yard, and the Vale Food Pantry. The board's scoring matrix provides that applications scoring less than 50% will be returned and the applicant will be provided some technical assistance and can re-apply the following round.

The board discussed the budget for this round of applications. Funds remaining for grants in the adopted 2024 budget totals \$201,500. The board discussed reallocating investment return funds to grant programs should meritorious applications from this grant cycle require.

The Rock Store Company requested a \$25,000 Scott Fairley Memorial Edge Grant for their Container Bar project. The application scored an average of 65.7%. The board agreed the project adds an innovative element to a successful and established business. Cheri Hung made a motion to approve a grant of \$25,000 to the Rock Store Company conditioned upon issuance of all required permitting for the project. Ron Haidle seconded the motion and all present board members voted in favor.

HD Aerial Solutions requested a \$25,000 Scott Fairley Memorial Edge Grant for drone fleet expansion. The application scored an average 59.9%. The board had questions regarding the current status of their business and if the business is established or a proposed business concept. After discussion, the board agreed Board Staff will recommend adjustments to their application and encourage reapplying. No vote was made on this application for lack of a motion.

Malheur Experiment Station requested a \$22,318 Scott Fairley Memorial Edge Grant for their Plastic Pyrolysis for Processing Drip-Tape Project. The application received an average score of 59%. Discussion on this application included current phasing of the project and grower investment in the project. Andrew Maeda made a motion to approve a grant in the amount of \$22,318 to the Malheur Experiment Station upon acceptance of engaging TVCC students to showcase the project at an upcoming Field Day as a reporting requirement of the award. Nickie Shira seconded the motion and all present board members voted in favor.

Schneider Equipment Rental requested a \$25,000 Scott Fairley Memorial Edge Grant for the purchase of equipment. The application scored an average of 54.1%. The board discussed the job creation element of the application. Taylor Rembowski made a motion to approve a grant in the amount of \$25,000 to Schneider Equipment Rental conditioned upon confirmation that the awardee is contracted, or otherwise eligible, to provide 24-hour towing services to the Oregon State Police and/or the Malheur County Sheriff's Office. Cheri Hung seconded the motion and all present board members voted in favor.

Waterhole Saloon requested a \$25,000 Scott Fairley Memorial Edge Grant for Hog Rock Café marketing. The application scored an average of 53.7%. The board agreed Board Staff will recommend adjustments to their application and encourage reapplying. No vote was made on this application for lack of a motion.

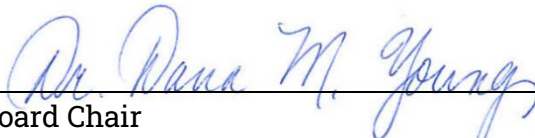
Viking Fitness requested a \$25,000 Scott Fairley Memorial Edge Grant for equipment and facility upgrades. The application received an average score of 53.3%. After discussion, Nickie Shira made a motion to approve a grant in the amount of \$25,000 to Viking Fitness conditioned upon receipt of a detailed list of equipment to be purchased with corresponding quotes. Montessa Young seconded the motion and all present board members voted in favor.

Drexel H Foundation requested a \$25,000 Scott Fairley Memorial Edge Grant for ADA bathrooms at the Grand Opera House. The application received an average score of 50.6%. No vote was made on this application for lack of a motion.

### **Next Meeting / Agenda**

The next board meeting will be on December 2<sup>nd</sup>, 2024. Agenda items will include a Fiscal Report from Oregon Community Foundation, an executive director update, and continued work on the leadership program.

Meeting closed at 5:05pm.

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

**Exhibit A**  
**Cycle 10 Grant Applications**

**Community Improvement Planning Grant – Funded**

Name: Malheur Education Service District

Description: Annex Building Project

Request: \$95,000

Award: \$95,000

Conditions: \$45,000 will be initially awarded for architectural services, \$50,000 will be awarded for construction management upon commitment of other funding sources equaling 75% of the total budget

Vote: 7 aye, 0 nay

**Ready Workforce Mobilization Grant – Not Funded**

Name: Oregon Food Bank

Description: Ontario Community Food Center

Request: \$75,000

Award: \$0

Conditions: n/a

Vote: no vote

**Scott Fairley Memorial Edge Grant – Funded**

Name: Malheur Experiment Station

Description: Plastic Pyrolysis for Processing Waste Drip-Tape Project

Request: \$22,318

Award: \$22,318

Conditions: n/a\*

Vote: 7 aye, 0 nay

\*board members voted that the Experiment Station must include in their reporting the engagement of TVCC students to showcase the project at an upcoming Field Day.

Name: Perk

Description: Kitchen Addition & Hood System

Request: \$25,000

Award: \$25,000

Conditions: award will be granted upon issuance of all required permits for the project

Vote: 7 aye, 0 nay

Name: Rock Store Company

Description: The Container Bar

Request: \$25,000

Award: \$25,000

Conditions: award will be granted upon issuance of all required permits for the project

Vote: 7 aye, 0 nay

Name: Schneider Equipment Rental

Description: Equipment Purchase

Request: \$25,000

Award: \$25,000

Conditions: award will be granted upon written confirmation that awardee is contracted with, or otherwise eligible, to provide 24-hour towing services to Oregon State Police and/or Malheur County Sherriff's Office

Vote: 7 aye, 0 nay

Name: Stepleton Electric

Description: Stepleton Electric Expansion & Workforce Development Project

Request: \$25,000

Award: \$25,000

Conditions: award will be granted upon commitment to host at least two job shadow students

Vote: 7 aye, 0 nay

Name: Viking Fitness

Description: Equipment and Facility Upgrades

Request: \$25,000

Award: \$25,000

Conditions: award will be granted upon submission of a detailed list of all equipment to be purchased with corresponding quotes.

Vote: 7 aye, 0 nay

**Scott Fairley Memorial Edge Grant – Not Funded**

Name: Drexel H Foundation

Description: Grand Opera House: ADA

Request: \$25,000

Award: \$0

Conditions: n/a

Vote: no vote

Name: Friends of Softball

Description: Ontario Softball & Baseball Complex

Request: \$22,002

Award: \$0

Conditions: n/a

Vote: no vote

Name: HD Aerial Solutions

Description: Drone Fleet Expansion

Request: \$25,000

Award: \$0

Conditions: n/a

Vote: no vote

Name: Malheur Realty  
Description: Malheur Realty Signs  
Request: \$24,000  
Award: \$0  
Conditions: n/a  
Vote: no vote

Name: The Rock Yard  
Description: Rock Yard Dump Truck  
Request: \$25,000  
Award: \$0  
Conditions: n/a  
Vote: no vote

Name: Vale Food Pantry  
Description: New Building  
Request: \$25,000  
Award: \$0  
Conditions: n/a  
Vote: no vote

Name: Waterhole Saloon  
Description: Hog Rock  
Request: \$25,000  
Award: \$0  
Conditions: n/a  
Vote: no vote