



Eastern Oregon Border Region Economic Development Board

January 6, 2025

Ontario, OR

Attendance

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

Members Present Via Zoom: Ron Haidle

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

Guests Present: Jaime Nuno, J Nuno Construction, LLC; Daniel Longoni, Hunter of Homes, LLC; Ryan Gentry, Edge Performance Sports; Chuck Scott, Edge Performance Sports; Derrick Noll, Energy Trust of Oregon

Guests Present Via Zoom: Steven Mitchell, Malheur Enterprise

Welcome, Introductions, Minute Approval

Chair Andrew Maeda opened the meeting and board members and guests made introductions.

Cheri Hung made a motion to approve the December 2nd meeting minutes. Taylor Rembowski 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 December 31, 2024, the Border Board fund has a total of \$6,275,135.44. 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. Board Staff continues to monitor award status of conditional grants approved in November. Of those, four grants have been funded; three remain unfunded until conditions are met. Peterson informed the board that the Housing Review Board did not meet in the month of December but should be reviewing applications this month.

Peterson noted Senator Lynn Findley's retirement in advance of the upcoming legislative session that begins this month. Senator-elect Mike McLane will represent the Border Region along with Representative Mark Owens.

Executive Director Peterson continues her work with the Governor's Office on the appointment of a new board member and board chair.

The board reviewed the quarterly report prepared by Community in Action showing the status of the Housing Rehabilitation Loan Program accounts. Thirteen loans are currently in progress totaling \$156,164.00.

Strategic Fund Applicant: Edge Performance

Ryan Gentry, owner of Edge Performance Sports (Edge), and Chuck Scott, General Manager of Edge, attended the meeting to summarize their current Strategic Fund application and request for \$1,000,000. Ryan Gentry gave a brief history of the business, challenges faced in competing with Idaho, and the proposed project. The proposed project is a facility expansion that will include showroom and service expansions, office and training facility additions, and parking and access improvements. The expansion will propel job creation and contribute to improving the image of the Border Region. Topics discussed included:

- **Ownership of real property and infrastructure.** All real property and infrastructure is owned by DRT, LLC DBA Edge Performance Sports, managed by Ryan Gentry.
- **Job creation.** Board members inquired about potential jobs created and the level of positions created. Ryan Gentry projects the addition of 14 high-level full-time employees. Edge currently offers health insurance and other benefits to full-time employees.
- **Current phasing of the project.** The proposal is currently ready for engineering and DEQ approval. The project is not currently ready for permitting.
- **Competition with Idaho.** Gentry stated that approximately 75% of their business comes from Idaho and the proposed project developed out of the need for expanded facilities and services to continue to compete with Idaho dealers. Gentry noted that he remains committed to enhancing the image of the Ontario community and maintaining his business in the Border Region.

Chair Maeda asked if they would be opposed to a forgivable loan or recoverable grant as an award. Ryan Gentry stated that they would be grateful for any types of funding from the Border Board.

Housing Incentive Application Approvals

The board reviewed four Competitive Housing Incentive Program (CHIP) applications and eleven CHIP re-applications. Nickie Shira made a motion to approve CHIP applications #70-73 in the amount of \$6,000 each for a total of \$24,000. Cheri Hung seconded the motion and all present board members voted in favor.

Cheri Hung made a motion to approve CHIP re-applications #103-109 and #111-113 in the amount of \$1,500 each and application #110 in the amount of \$1,408.56 for a total of \$16,408.56. Montessa Young seconded the motion and all present board members voted in favor.

Loan Program Application Approvals

The board reviewed two Housing Rehabilitation Loan Programs submitted this month. Montessa Young made a motion to approve #17 in the amount of \$3,961.05 repaid at \$66.00 monthly for 5 years conditioned upon confirmation that property taxes are current. Cheri Hung seconded the motion and all present board members voted in favor.

Montessa Young made a motion to approve #18 in the amount of \$13,098.38 repaid at \$250 monthly for 53 months. Nickie Shira seconded the motion and all present board members voted in favor.

Executive Services Contract

Board Chair Maeda spoke with Oregon Community Foundation (OCF) regarding the Executive Services contract. The board discussed including an indirect services fee and increasing the scope of work that could include additional legislative activity and a fiscal management component in the contract. Discussion also included the extension of the contract timeline. Chair Maeda will continue to work with OCF and circulate updates to the board.

Executive Session

The EOB board held an executive session pursuant to ORS 192.660(2)(f). No decisions were made in the executive session. Representatives of the news media were allowed to attend the executive session and were specifically directed not to report on any of the deliberations during executive session, except to state the general subject of the session as announced.

Chair Maeda reopened the meeting at 4:24pm.

Strategic Fund Application Discussion

The board discussed the Edge Performance Sports (Edge) Strategic Fund application requesting \$1,000,000 for their expansion project. The board proposed inviting Edge to apply for the Ready Workforce Mobilization Grant in the fall and the Property Improvement Rebate Program upon an increase in the tax assessed value. Overall, the board supported this project and believes it aligns well with Border Board priorities of workforce development, improved Border Region image, and improved competitiveness with Idaho. After discussion, Chair Andrew Maeda made a motion to approve a Board Strategic Fund award for DRT, LLC, DBA Edge Performance Sports, in the amount of \$400,000, disbursement of which is contingent upon obtaining building permits and submittals of construction payment requests. Of the \$400,000 award, \$280,000 shall be a recoverable grant conditioned upon the addition of 14 FTEs within two years of issuance of a Certificate of Occupancy or equivalent evidencing completion of the expansion project, recoverable on a pro rata basis if fewer than 14 FTE positions are added.

Strategic Fund Handbook Discussion

Discussion on additions to the Board Strategic Fund portion of the handbook included requirement of full financial statements and a statement regarding confidentiality if the applicant is a private entity. Executive Director Peterson will propose new language to the handbook for approval at an upcoming meeting.

Next Meeting / Agenda

The next board meeting will be on February 3, 2025. Agenda items will include a Fiscal Report from Oregon Community Foundation, an executive director update, and review of Strategic Fund applications.

Meeting closed at 5:05pm.

Approved by: /s/Andrew Maeda

02/07/2025

Andrew Maeda, Board Chair

Date

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