



Eastern Oregon Border Region Economic Development Board

May 5, 2025

Ontario, OR

Attendance

Members Present: Andrew Maeda, Daniel Longoni, Nickie Shira, Cheri Hung, Taylor Rembowski, Montessa Young, Ron Haidle

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

Guests Present: Feather Sams-Huesties, Business Oregon; Courtney Warner-Crowell, Oregon Governor's Office; Tori Stinett, Greater Eastern Oregon Development Corporation; Christina Smith, Greater Eastern Oregon Development Corporation; Dawn Hert, Department of Land Conservation and Development

Guests Present Via Zoom: Adele Schaffeld, Malheur County Building Department; Balbina Torres, Community in Action; Steven Mitchell, Malheur Enterprise

Welcome, Introductions, Minute Approval

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

Ron Haidle made a motion to approve the April 7, 2025 meeting minutes. Cheri Hung 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 May 1, 2025, the Border Board fund has a total of \$5,614,709.81. The board also reviewed Executive Director Shawna Peterson's financial report detailing expenses and disbursements for the month.

Executive Director Update

Executive Director Peterson reported on her activities since last month's meeting and plans for the month ahead. Earlier today, she attended the quarterly NOVA meeting to provide an update on the board's grant programs and upcoming Leadership Program. Community in Action was also in attendance and provided information on the Housing Rehabilitation Loan Program.

Since last month's meeting, the Border Region Housing Review Board met and approved 3 2-acre lots for development. The board discussed the application process and approved acreage allotment.

Peterson also advanced development of the Leadership Program this month and will recommend a motion in today's agenda. Additionally, the Small Business Signage Grant is ready to launch and Board Staff will move forward disbursing information on that program.

Housing Incentive Application Approvals

The board reviewed three Competitive Housing Incentive Program (CHIP) applications. Cheri Hung made a motion to approve CHIP applications #77, #78, and #79 in the amount of \$6,000 each for a total of \$18,000. Nickie Shira seconded the motion and all present board members voted in favor.

Loan Program Application Approvals

The board reviewed two Housing Rehabilitation Loan Programs. Taylor Rembowski made a motion to approve application #26 in the amount \$15,000 repaid at \$250 monthly for 5 years and application #27 in the amount of \$9,042.68 repaid at \$150.71 monthly for 5 years or until paid in full. Cheri Hung seconded the motion and all present board members voted in favor.

Infrastructure Loan Application Approval

Executive Director Peterson discussed the current Infrastructure Loan application submitted to Craft3 by Jaime Nuno of Nuno Homes for a subdivision development in Nyssa. Craft3 gave a summary of the applicant and is in support of this loan. Processing the application requires board approval, which will trigger the next phase of the approval process through Craft3. Craft3's summary noted the absence of a full-fledged professional project budget, but also noted that Jamie Nuno has been an exceptional applicant and has proven to demonstrate successful business practices. The loan will fund the development of the first 9 homes in the 27 home subdivision. Daniel Longoni made a motion to approve the Infrastructure Loan application to Jaime Nuno in the amount of \$250,000 repaid over 5 years at 1% interest. Ron Haidle seconded the motion and all present board members voted in favor.

Leadership Program Discussion

Executive Director Peterson presented a proposed budget for the Leadership Program and a recommendation to proceed with the RDI proposal. Peterson noted that the project followed required procurement law and that RDI provided the only submission. Peterson was also able to secure a speaker for the parliamentary procedure session. The board discussed the capstone project and the option in the contract for an early exit of the program and contract. After discussion, Nickie Shira made a motion to accept the RDI Leadership Program proposal with a budget not to exceed \$54,400 annually. Taylor Rembowski seconded the motion and all present board members voted in favor.

Round 11 Applications Review

The board began their review of Round 11 applications. See the attached Exhibit A for a complete list of award decisions.

Upon consideration of the England Logistics project, the board would like to encourage the applicant to apply for the Property Improvement Rebate Program. Additionally, the Friends of the

Owyhee Application will not be discussed because the project location falls outside of the Border Region and thus is ineligible from receiving Border Board funding.

The Eastern Oregon Handwash Station scored an average of 49.86 and will be encouraged to reapply in future rounds.

The Benjamin T. Peterson, DDS, PC applied for a \$25,000 Scott Fairley Memorial Edge Grant ("Edge Grant"). The application scored an average of 87%. Taylor Rembowski made a motion to approve a grant in the amount of \$25,000 to Benjamin T. Peterson, DDS, PC for the purchase of specialty equipment to expand dental surgery access in the Border Region. Nickie Shira seconded the motion and all present board members voted in favor.

The Mirage applied for an \$11,200 Edge Grant. The application scored an average of 74.29%. Cheri Hung made a motion to approve a grant in the amount of \$11,200 for building upgrades to be disbursed on a reimbursement basis. Taylor Rembowski seconded the motion and all present board members voted in favor.

PEAK applied for a \$25,000 Edge Grant for business startup expenses. The application scored an average of 74.14%. The board discussed job creation and the project budget. After discussion, Ron Haidle made a motion to approve a grant in the amount of \$25,000 to PEAK for equipment purchases and flooring upgrades to be disbursed on a reimbursement basis. Montessa Young seconded the motion and all present board members voted in favor.

Munoz Building Center applied for a \$25,000 Edge Grant for building upgrades to their Nyssa location. The application scored an average of 71.29%. Taylor Rembowski commented on the precedent of approving this application for future applicants seeking funding for parking lot upgrades. Nickie Shira highlighted the board's priority of improving the image of the Border Region being met by this project. Montessa Young made a motion to approve a grant in the amount of \$25,000 to Munoz Building Center for building and parking lot upgrades. Ron Haidle seconded the motion. The motion passed with a 4 aye, 3 nay vote.

Malheur Education Service District applied for a \$67,000 Education & Workforce Training Grant for an early childhood education business accelerator program. The application scored an average of 68%. Nickie Shira and Montessa Young recused themselves from scoring or voting on the application, declaring a conflict of interest. After discussion, the board confirmed that the organization has a grant that is still open and cannot be approved for more funding until that grant is closed.

Ontario Ace Hardware applied for a \$25,000 Edge Grant for the expansion of their rental department. The application scored an average of 66.57%. Because the applicant is the same applicant as the previously approved PEAK application, this request is disqualified from approval in the current round.

The Vale 4th of July Rodeo applied for a \$25,000 Edge Grant for bleacher seating upgrades to the arena. The application scored an average of 66.14%. Taylor Rembowski made a motion to approve a grant in the amount of \$25,000 for the purchase of aluminum bleachers to be disbursed on a

reimbursement basis. Cheri Hung seconded the motion and all present board members voted in favor.

Nuusol Footwear applied for a \$25,000 Edge Grant for shoe molds for the production of two new shoe styles. The application scored an average of 67.86%. The board discussed job creation specific and confirmed that the job creation included in the application referred to the Ontario location. After discussion, Cheri Hung made a motion to approve a grant in the amount of \$25,000 to Nuusol Footwear for the purchase of new shoe molds to be disbursed on a reimbursement basis. Ron Haidle seconded the motion and all present board members voted in favor.

Drexel H Foundation applied for a \$25,000 Edge Grant for a bike training youth work skills program and the construction of a bathroom. The application scored an average of 64.29%. Taylor Rembowski commented on the positive impact a community event space would have on the Border Region and made a motion to approve a grant in the amount of \$13,000 for plumbing and bathroom fixtures to be disbursed on a reimbursement basis. After discussion, Nickie Shira seconded the motion with the amendment that the funds be disbursed upon permitting approval from Malheur County. All present board members voted in favor and the motion passed as amended.

Four Rivers Community Radio applied for a \$25,000 Edge Grant for the purchase and installation of a ratio antenna and transmitter. The application scored an average of 64.29%. The board would like board staff to provide feedback to the applicant and encourage reapplication in a future grant cycle.

The Boys & Girls Club of Western Treasure Valley applied for a \$25,000 Edge Grant for 2025 summer programming. The application scored an average of 60.57%. Nickie Shira commented that the letters of support submitted were dated 2023 and do not match the application request. The board discussed the project and if its purpose matches the priorities of the Edge Grant. No motion was made and the board continued their discussion.

Select Players applied for a \$24,478 Edge Grant for upgraded technology at their newly formed business. The application scored an average of 60.3%. The board was in agreeance that the business concept is impressive but that the application lacks thoughtful participation. Board Staff will provide feedback and encourage reapplication in a future grant cycle.

Sunset Valley Vineyards applied for a \$25,000 Edge Grant for the placement of a well for a tasting room and winery. The application scored an average of 59.86%. The board discussed the location of the proposed business and sustainability. No motion was made and the board continued their discussion.

The Treasure Valley Children's Relief Nursery applied for two grants: a \$25,000 Edge Grant for early childhood programming and a \$100,000 Education & Workforce Training Grant for child care scholarship funding. The board discourages the use of funds on wages and believes these projects fall outside of board priorities. No motion was made for either application.

Next Meeting / Agenda

The next board meeting will be on June 2, 2025. Agenda items will include a Fiscal Report from Oregon Community Foundation, and discussion on the leadership program. The board will coordinate a discussion on county tax assessments with the Malheur County Assessor's Office at a future meeting.

Meeting closed at 5:05pm.

Approved by: Andrew Maeda _____ Date _____
Andrew Maeda, Board Chair
Eastern Oregon Border Economic Development Board

Exhibit A
Cycle 11 Grant Applications

Education & Workforce Training Grant – not funded

Name: Malheur Education Service District
Project Description: Child Care Certification
Request: \$67,000
Award: \$0
Conditions: n/a
Vote: no vote

Name: Treasure Valley Children's Relief Nursery
Project Description: Child Care Program
Request: \$100,000
Award: \$0
Conditions: n/a
Vote: no vote

Scott Fairley Memorial Edge Grant – funded

Name: Benjamin T. Peterson, DDS, PC
Project Description: Expanded Dental Surgery Access
Request: \$25,000
Award: \$25,000
Conditions: none
Vote: 7 aye, 0 nay

Name: Drexel H Foundation
Project Description: Bike Repair Training and New Bathroom
Request: \$25,000
Award: \$13,000
Conditions: award must be used for the bathroom and is conditioned upon approval of county permitting
Vote: 7 aye, 0 nay

Name: The Mirage
Project Description: Building Upgrades
Request: \$11,200
Award: \$11,200
Conditions: award will be distributed on a reimbursement basis
Vote: 7 aye, 0 nay

Name: Munoz Building Center
Project Description: Nyssa Location Building Upgrades
Request: \$25,000
Award: \$25,000
Conditions: none
Vote: 4 aye, 3 nay

Name: Nuusol Footwear

Project Description: New Shoe Molds

Request: \$25,000

Award: \$25,000

Conditions: award will be distributed on a reimbursement basis

Vote: 7 aye, 0 nay

Name: PEAK

Project Description: New Wellness Studio

Request: \$25,000

Award: \$25,000

Conditions: award will be distributed on a reimbursement basis

Vote: 7 aye, 0 nay

Name: Vale 4th of July Rodeo

Project Description: Bleacher Upgrades

Request: \$25,000

Award: \$25,000

Conditions: award will be distributed on a reimbursement basis

Vote: 7 aye, 0 nay

Scott Fairley Memorial Edge Grant – not funded

Name: Boys & Girls Club of Western Treasure Valley

Project Description: Summer Programming

Request: \$25,000

Award: \$0

Conditions: n/a

Vote: no vote

Name: Eastern Oregon Handwash Station

Project Description: Handwash Station Startup

Request: \$25,000

Award: \$0

Conditions: n/a

Vote: no vote

Name: England Logistics

Project Description: New Building

Request: \$25,000

Award: \$0

Conditions: n/a

Vote: no vote

Name: Four Rivers Community Radio

Project Description: Radio Tower Purchase

Request: \$25,000

Award: \$0
Conditions: n/a
Vote: no vote

Name: Friends of the Owyhee
Project Description: Recreation Planning Position
Request: \$25,000
Award: \$0
Conditions: n/a
Vote: no vote

Name: Ontario Ace Hardware
Project Description: Rental Department Expansion
Request: \$25,000
Award: \$0
Conditions: n/a
Vote: no vote

Name: Select Players
Project Description: New Business Startup
Request: \$25,000
Award: \$0
Conditions: n/a
Vote: no vote

Name: Sunset Valley Vineyards
Project Description: Wine Tasting Building
Request: \$25,000
Award: \$0
Conditions: n/a
Vote: no vote

Name: Treasure Valley Children's Relief Nursery
Project Description: Early Childhood Programming
Request: \$25,000
Award: \$0
Conditions: n/a
Vote: no vote