



General Application

944-13751
Received 11/5/2019

775 Summer St NE, Suite 200
Salem, OR 97301-1280

Applicant

Malheur County, Oregon 93-6002306
Name Federal Tax ID Number

251 B Street W, Vale, OR 97918 -same-
Street Address Mailing Address

Organization Type:

- City
 County
 Special District under ORS _____
 Port District under ORS _____
 Tribe

Greg Smith Malheur County Development Corporation,
Contact Name Director
(Person we should contact with project questions) Title

541-377-0000 malheurcountyedc@gmail.com
Phone Number Fax Number Email Address

Representation (Information may be found at www.leg.state.or.us/findlegsltr)

30 Cliff Bentz
Senate District Number Senator's Name

60 Lynn Findley
House District Number Representative's Name

Project Information

Treasure Valley Reload Center
Project Name: (e.g., Stayton Water System Improvements)

Opportunity/Problem

Briefly describe the opportunity or problem facing the applicant:

The Treasure Valley Reload Center project has received \$26 million from the State of Oregon's Connect Oregon funding program to construct a reload center approximately 3 miles north of Nyssa, Oregon. The reload center will receive packaged agriculture commodities from trucks to be temporarily warehoused, and loaded onto rail cars for distribution in central and eastern United States. The project has been initially planned and has undergone initial preliminary engineering work. The next phase of preliminary engineering work along with permitting and operational agreements is underway. Part of the project involves purchase of land for both the reload center and the surrounding industrial zoned property (total of approximately 213 acres). The reload center needs approximately 65 acres of this industrial zoned land, to eventually be purchased by Connect Oregon funds. The remaining 148 acres of industrial zoned land surrounding the reload center land also needs to be purchased so the entire industrial zoned land (Farmer Property) is secured for ancillary businesses and future reload center facility expansion.

An additional industrial zoned property, the Nyssa Industries Property, will also be purchased to support industrial development for the area. This property is located just south of the above Farmer property, closer to Nyssa. The properties to be purchased using SPWF funds are further defined as follows. Please see the attached maps for clarity.

- Farmer Property, total of 213 acres (see attached Exhibit B, red hatching area). This property is zoned heavy industrial.

- Reload Property, total of 65 acres (see attached Figure 1). The 65 acres of reload property is shown on Figure 1 within the red boundary, and this property is WITHIN the Farmer Property noted above, and is zoned heavy industrial.

- Nyssa Industries Property, total of 79 acres, located south of the Farmer Property (see attached Figures 2 and 3 , Tax Lot 200, Map 19S4720, Reference 9760). This property is zoned light industrial.

The Connect Oregon funding cannot be used to purchase the additional 148 acres of land surrounding the reload center nor can it be used for the Nyssa Industries Property, which is approximately 79 acres. The Connect Oregon funds can only be used to purchase the minimum land needed to develop the reload center, which is 65 acres. The purpose of this application is to secure SPWF funding to purchase all of the industrial zoned property outlined above, a total of 292 acres. Timing is critical to receive the SPWF funding prior to December 15th so the full industrial zoned land of 292 acres can be purchased by December 31, 2019. This includes the 65 acres for the reload center and the remaining 227 acres of industrial zoned land. As soon as the Connect Oregon funds are available for the 65 acre purchase, they will be used to pay down the SPWF loan.

The total funding also includes purchase of two irrigation water rights associated with the Farmer property to be purchased. The cost of land and water rights are shown later in this application. The water rights to be purchased include 51.1 acres from a well and 52 acres of Snake River water rights.

Response to Opportunity/Problem

Briefly describe the major alternatives considered to address this opportunity or problem:

Malheur County needed funding to purchase the 292 acres of industrial zoned land. Malheur county inquired with Business Oregon to see what oppportunities were avaiable for funding. The County was encouraged to apply for SPWF funding to support purchase of the industrial zoned land.

Time is of the essence with the land purchase for the 292 acres of industrial zoned land, along with the water rights associated with a portion of the land. The funds are needed in early to mid December 2019 to support the purchase prior to the December 31, 2019 deadline. Quick processing of the application would be appreciated.

Detailed Project Description

Clearly describe the proposed project work to be accomplished:

The SPWF fund will be used to purchase the full 292 acres of industrial zoned land. The purchase price is \$2,694,650, which includes \$2,528,250 for the land and \$166,400 for the water rights. As soon as Connect Oregon funds are available for the 65 acres for the reload center (estimated \$600,000), they will be used to pay down the SPWF loan. The Connect Oregon funds are expected in early 2020.

Project Work Plan

List project activity milestones with estimated start and completion dates. Identify estimated date of first cash draw:

Activity	Estimated Date	
	Start	Completion
Land Appraisal	Oct 16, 2019	Nov 2, 2019
Preliminary Title Report	Oct 8, 2019	Nov 2, 2019
Purchase Land and Water Rights	Dec 15, 2019	Dec 31, 2019

Estimated First Draw Date: December 1, 2019

Project Budget

IF THIS APPLICATION IS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) OR SAFE DRINKING WATER REVOLVING LOAN FUND (SDWRLF) PROGRAM FUNDING, PLEASE SKIP THIS BUDGET TABLE AND COMPLETE THE PROJECT BUDGET INCLUDED IN THE PROGRAM-SPECIFIC APPLICATION SUPPLEMENT FORM.

List individual project budget line items with requested budgeted amounts by IFA and non-IFA funding sources. Change budget column labels to identify the specific requested IFA funding sources. Non-IFA sources are those funds other than those requested from IFA.

Budget Line Item (Adjust budget items to suit the project) <i>Below are general items most used</i>	IFA Funding		Non-IFA	Total
	Source 1	Source 2	Funds	
Engineering/Architecture	\$0	\$0	\$0	\$0
Construction				0
Construction Contingency				0
Land Acquisition	2,528,250			2,528,250
Legal				0
Construction Management				0
Other (Water Rights)	166,400			166,400
Other (Specify)				0
Other (Specify)				0
Other (Specify)				0
Totals	2,694,650	0	0	2,694,650

Details of Non-IFA Funds

Source of Non-IFA Funds	Amount	Status: C-Committed, A-Application S-Submitted, AI-Application Invited, PS-Potential Source	Dates Required Funds will be Committed and Available
	\$0		
Totals	0		

If "Non-IFA funds" include USDA Rural Development funding that will require interim financing, please indicate the source of the interim financing. Not Applicable

General Certification

I certify to the best of my knowledge all information, contained in this document and any attached supplements, is valid and accurate. I further certify that, to the best of my knowledge:

1. The application has been approved by the governing body or is otherwise being submitted using the governing body's lawful process, and
2. Signature authority is verified.

Check one:

- Yes, I am the highest elected official. (e.g., Mayor, Chair or President)
- No, I am not the highest elected official so I have attached documentation that verifies my authority to sign on behalf of the applicant. (Document such as charter, resolution, ordinance or governing body meeting minutes must be attached.)

The department will only accept applications with proper signature authority documentation.



Signature

10/16/19

Date

Dan Joyce

Printed Name

Malheur County Judge

Printed Title

FOR BUSINESS OREGON USE ONLY

Concept Number

Intake Approval Date

Project Type:

- Planning Construction Other:
- Design Design & Construction