

PORT OF LEWISTON
MINUTES OF SPECIAL MEETING
April 23, 2014

A special meeting of the Port of Lewiston Commission was held on April 23, 2014, at 3:30 p.m. at 1708 6th Ave North, Suite D, Lewiston, Idaho, pursuant to notice duly given.

Port Commission President, Mary Hasenoehrl, Port Commission Vice President, Jerry Klemm, Port Commission Secretary/Treasurer, Mike Thomason, Port Manager, David Doeringsfeld, and Port Assistant Manager, Jaynie Bentz, were present at the meeting. The meeting was called to order at 3:30 p.m. by Port Commission President, Mary Hasenoehrl. Guests were in attendance.

The Commission President welcomed all visitors and stated the purpose of the meeting was for the Port Commission to hear a presentation by the Lewis Clark Amateur Hockey Association (LCAHA) and to hold discussion with their Association Officers regarding their business plan and status of their lease agreement with the Port.

Port Manager, David Doeringsfeld, began by presenting the history of the ice rink, located at 1521 6th Avenue North, with the Port. He continued by stating that Clearwater Converting is the other tenant in the building and has expressed interest in expanding into the ice rink portion in order to consolidate local operations as part of their business plan. He stated that Clearwater Converting currently occupies approximately 44,500 square feet within the building and the ice rink occupies the remaining approximate 15,550 square feet. He stated that from a historical standpoint, the ice rink was originally to be located within the facility temporarily and has experienced instability. Port staff advised the LCAHA that the Port is reluctant to renew their lease at this time. The LCAHA lease terminates May 31, 2014.

The Port Manager continued that consideration must be given by the Port Commission as Clearwater Converting pays \$.26/sf for rent and the ice rink pays \$.09/sf for rent. He continued by stating that the LCAHA requested to be on today's Port Commission meeting agenda and the discussion will be a part of an ongoing process to assist the Commission in reaching a decision on how the Port will move forward with the use of the building. Port staff is also working with an architect and exploring what improvements to the ice rink space would be required for Clearwater Converting to operate in that area.

Next, Port Commission President, Mary Hasenoehrl, invited the LCAHA to make their presentation. Joleen Carper, LCAHA registrar, introduced the LCAHA Officers: Rob Reed, LCAHA President, Greg Sharpes, LCAHA Vice-President, and Jennifer Graham, LCAHA Treasurer. Ms. Carper then presented a power point presentation to the Port Commission that included the organizations history, membership and visitor statistics, community impact information, asset investment history, and a lease agreement proposal. A business and marketing plan were handed out to the Port Commissioners and staff. Ms. Carper described the activities held at the ice rink including the "Try hockey for Free" program, hockey tournaments, special event parties, private lessons, designated public skate times, and figure skating.

The lease agreement proposal by LCAHA requested a three year agreement with annual rental rate increases of 45% per year for the three years. This would bring LCAHA to \$0.27 per square foot in three years. Additionally, LCAHA proposed no missing or late rent payments, to prepay the months of June, July and August in the month of May and to improve communications. Ms. Carper conveyed appreciation on behalf of LCAHA for the Port's support and "patience" with the growing pains of the organization to date.

Discussion continued between the LCAHA Officers and the Port Commissioners. Ms. Carper stated that the goal of the organization is to locate within a facility that a full sheet of ice (100'x200') can be installed along with bleachers, locker rooms and concessions. A full sheet will allow the organization to serve hockey teams of all ages. She stated that LCAHA has become more organized but needs more time to create the records required for the banks to help finance their next step.

Per the bylaws, officers for the LCAHA organization will change June 1, 2014. The current Vice-President will remain an officer.

After discussion, Port Commission President, Mary Hasenoehrl, stated that the Port Commission would invite citizen comments. Approximately 17 people provided verbal comments and approximately 21 written comments were submitted to the Port of Lewiston via email, hand delivery and Postal Service in support of LCAHA. Comments are attached hereto.

After citizen comments were complete, Port Commission President, Mary Hasenoehrl, thanked the guests for attending and speaking, and the LCAHA for their presentation complimenting the educational nature of the information provided. Port Commissioner, Jerry Klemm, echoed the comments of Commissioner Hasenoehrl and stated the organization did a

good job; he could tell the information was organized with a lot of thought put into the presentation. Commissioner Thomason also thanked the organization and stated that he learned a lot and has much more information to consider.

At 5:10 p.m., a motion was made by Commissioner Klemm to adjourn the meeting; seconded by Commissioner Thomason. Being no further business, the meeting adjourned at 5:10 p.m.

Michael Thomason
Secretary