

PORT OF LEWISTON
MINUTES OF SPECIAL MEETING
February 26, 2014

A special meeting of the Port of Lewiston Commission was held on February 26, 2014, at 3:30 p.m. at the Port Administration Building conference room, 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 stated the purpose of the meeting was for the Port Commission to have discussion regarding the city of Lewiston's position on purchasing the transfer station located on Port of Lewiston property within the Harry Wall Industrial Park; then to hold an Executive Session as allowed by Idaho Code 67-2345 (e) and (f).

The Commission President asked Port Manager, David Doeringsfeld, to update the Commission on the city council's position. Port Manager, David Doeringsfeld, stated that the city council voted (5-2) to purchase the transfer station property with an amendment that Section 7 be omitted from the agreement. He continued the overview stating that Section 7 includes two parts, A and B, by paraphrasing: Section 7a contains language regarding maintenance and replacement of existing trees currently on the property and Section 7b contains language disallowing use of the property for processes, storage or collection of composting, bio-solids, trees limbs, grasses, etc.

Discussion was had among the Port Commissioners. Commissioner Hasenoehrl stated she could disregard the language regarding the trees but was concerned about allowing composting. Commissioner Klemm stated he liked the trees and was not in favor of allowing composting. Port Manager, David Doeringsfeld, stated that the trees were placed at the direction of previous Port Commissions that were trying to soften the view scape for citizens when looking at the industrial area from Pioneer Park which is roughly at the same elevation. Commissioner Thomason inquired if there were any commercial development regulations. As a guest in attendance, Mr. Bennett, City of Lewiston Manager, stated he did not know what, if any,

regulations were applicable. Commissioner Thomason stated that the Port's language could potentially be less restrictive than what might be required by the city. However, he would hope that the city would adhere to the same standards and requirements put upon any business developing commercial property within the city. Port Manager, David Doeringsfeld, provided some historical information regarding the formation of the lease agreement between the city and the Port. He stated around the year 1999, the city contacted the Port about constructing a transfer facility within the Harry Wall Industrial Park. In 2008, the city approached the Port about purchasing the property currently being leased. The Port provided a price of \$1.90 per square foot, which is still being honored today. He continued that the purchase price is below the market rate based on the surrounding property and is a fair and equitable exchange in public assets. Commissioner Klemm stated that the Port represents constituents throughout Nez Perce County to the best of our ability, just as the city does. Port Manager, David Doeringsfeld, stated that the current rate for developed, industrial zoned property in north Lewiston is \$2.50 per square foot.

A guest inquired about the total purchase price. Port Manager, David Doeringsfeld, stated that approximately 7.23-acres are proposed at approximately \$1.90 per square foot, which is approximately \$600,039.00. The Port will discount the purchase price by \$205,000.00, which is the cost determined by the city to bring the roadway up to city standards, equaling a final purchase price of \$395,039.00. The purchase agreement will immediately dedicate Colonel Wright Way as a public right-of-way and the city will have two years to bring the roadway up to city standards.

A guest inquired if a property purchase of an adjacent piece of property, prior to the two years for the city to make the roadway improvements, would require the property owner to make the improvements to the roadway instead. Port Manager, David Doeringsfeld, said no, the city remains responsible for the improvements regardless of the pace of property sales for adjacent properties.

It was discussed that the date listed on page 3 of the agreement had passed regarding the dedication of right-of-way. The Port Manager, David Doeringsfeld, suggested an April, 2014, date be replaced in the language.

After further discussion, staff was directed to return the proposed agreement back to city staff with 7a omitted and 7b remaining within the document and with all necessary date adjustments for presentation to city council for further consideration.

At 4:10 p.m. Commissioner Thomason made a motion to enter into executive session as allowed by Idaho Code §67-2345 (e) and (f); seconded by Commissioner Klemm. Voting Aye was Commissioners Hasenoehrl, Klemm and Thomason; voting nay, none. The motion passed unanimously. The Port Commissioners thanked the guests for attending.

After a brief recess, the Port Commission entered into executive session at 4:15 p.m.

At 5:15 p.m., the Port Commission exited executive session. There being no further business the meeting adjourned at 5:15 p.m.


Secretary