

PORT OF LEWISTON
MINUTES OF SPECIAL MEETING
May 7, 2014

A special meeting of the Port of Lewiston Commission was held on May 7, 2014, at 3:30 p.m. at the Port of Lewiston Administration building located at 1626 6th Ave North, 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. Elaine Williams, reporter for the Lewiston Tribune, and guests were in attendance.

The meeting was called to order at 3:30 p.m. by Port Commission President, Mary Hasenoehrl, stating the purpose of the meeting was to consider action of approving a proposal by Thomas Development Co. to locate a senior housing facility on approximately 3-acres within the Business & Technology Park (BTP) and to hold a work session with staff and Port Commissioners to develop the Port's FY2015 draft budget; then, to hold an Executive Session as allowed by Idaho Code §67-2345(e) and (f).

Port Commission President, Mary Hasenoehrl, welcomed guests and asked for any citizen comments. No comments were provided. Next she requested review of the agenda. Port Manager, David Doeringsfeld, stated he received a call from the realtor representing the client involved with the action item on the agenda, advising he would be delayed. The Port Manager suggested that reversing the two items on the agenda would be considerate. Consensus of the Port Commission agreed.

Port Commission President, Mary Hasenoehrl, then invited the Port Manager to begin discussions regarding the Port's FY2015 budget. The Port Manager handed out a revised FY2015 draft budget reflecting the changes discussed from prior work sessions and updated information. He reviewed the draft budget page by page. Review and discussion included revenues, expenses of travel, personnel, benefits, legal fees, insurance, accounting and auditing, utilities, facilities maintenance, navigation issues, terminal operations, bond pay offs and land acquisition and development. Future projects discussed included a phased investment identified in the recently completed Harry Wall Development Master Plan with installation of a sewer line along the east side of Colonel Wright Way, partnering with the Port of Whitman County on

installing dark fiber from the state line into Lewiston, review of the Redifit loan repayment schedule for the completed dock extension, conceptual development of another incubator building and dredging of the berthing areas at the Port dock. Calendar dates were reviewed regarding upcoming outreach and public meetings and remaining steps involved in the budget process.

Port Commission President, Mary Hasenoehrl, requested any citizen comments. Citizen, Rick Rupp, spoke to inquire justification of the annual tax dollars collected by the Port due to the Port's favorable cash position of funds on hand. The Port Manager explained the Port's involvement in economic development, stated no tax dollars support the operations of the Port and that recent land sales have temporarily increased the amount of cash on hand. All three Port Commissioners contributed to the discussion regarding economic activities and impacts the Port has on the community. Mr. Rupp requested additional financial information to be emailed to him. Port Commission President, Mary Hasenoehrl, thanked Mr. Rupp for attending and asking questions.

Next, Port Commission President, Mary Hasenoehrl, asked if there was any additional information regarding the action item before considering a proposal by Thomas Development Company to purchase approximately 3-acres within the Business & Technology Park (BTP) to locate a senior housing facility. Port Manager, David Doeringsfeld, began by thanking the guests in attendance and who were also present with Mr. Mannschreck, President of Thomas Development Company, for his project presentation at the previous Port meeting. The Port Manager continued by providing historical information regarding the purchase and development of the Nez Perce PUD. He confirmed that mixed uses were intended within the PUD and they had designated areas. Referencing an aerial photo he reviewed the areas zoned for retail, high density housing and the Port's Business & Technology Park. A recommendation to locate a senior housing facility within the BTP as the highest and best use of the property was not provided by the Port Manager due to concerns over limited land inventory within the community for the BTP's intended uses, additional need for re-zoning and creation of buffer zones, and deviation from the intended vision of the property shaped over the course of development. Additionally, he stated a similar request, years ago, was denied for the same concerns. He agreed that based on Mr. Mannschreck's presentation, the community continues to need quality senior housing. He complimented the quality of Mr. Mannschreck's developments.

Mr. White, a realtor in attendance representing Thomas Development Co, made suggestions to address the Port Manger's concerns stating the Port could consider deed restrictions to limit complaints by residents of the housing development regarding operations of neighboring businesses. He continued that additional property adjacent to the PUD may become available for the Port to develop with BTP zoning.

Commissioners Hasenoehrl, Klemm and Thomason individually stated they have similar concerns as the Port Manager regarding the proposed use of property within the BTP. No motion was made to approve the proposal by Thomas Development Co. to locate a senior housing facility within the Port's Business & Technology Park; the action died for lack of a motion. All commissioners conveyed their appreciation for Mr. Mannschreck's time and interest to locate additional, quality senior housing to the community. Mr. White stated he and his client would continue to search for a location to develop the proposed facility.

At 4:25 p.m., a motion was made by Commissioner Thomason to enter into executive session; seconded by Commissioner Klemm. Voting 'Aye' were Commissioners Hasenoehrl, Klemm and Thomason; voting 'Nay', none. Port Commission President, Mary Hasenoehrl, stated the motion passed unanimously and the Port Commission would enter into Executive Session as allowed by Idaho Code 67-2345 (e) and (f). After a short recess to answer questions by reporter Elaine Williams from the Lewiston Tribune, all guests exited the meeting and the Port Commission entered into Executive Session at 4:35 p.m.

The Port Commission exited Executive Session at 5:10 p.m. Being no further business, the meeting adjourned at 5:10 p.m.

Michael Thomason
Secretary