

PORT OF LEWISTON
MINUTES OF SPECIAL MEETING
September 1, 2015

A special meeting of the Port of Lewiston Commission was held on September 1, 2015, at 10:00 a.m. at the Port Administration Building conference room, Lewiston, Idaho, pursuant to notice duly given.

Port Commission President, Mike Thomason, Port Commission Vice President, Jerry Klemm, Port Commission Secretary/Treasurer, Mary Hasenoehrl, Port Manager, David Doeringsfeld, Port Assistant Manager, Jaynie Bentz and Kelly VonLindern, Port Administrative Assistant were present at the meeting. The meeting was called to order at 10:02 a.m. by Port Commission President, Mike Thomason.

The Commission President, Mike Thomason, stated the purpose of the meeting was for the Port Commission to consider a lease agreement with Envirotech Services, Inc., consider a lease agreement with Hi-Pro, Inc., and hold discussion regarding a new sign for the Seaport Business Center.

Port Commission President, Mike Thomason, called for review of the agenda. A motion was made by Commissioner Klemm to approve the agenda as presented; the motion was seconded by Commissioner Hasenoehrl. The motion passed unanimously.

Citizen Comments: None.

ACTIVE AGENDA:

Port Manager, David Doeringsfeld presented a draft lease agreement with Envirotech Services, Inc. for a 10-year term to store magnesium chloride and approved liquids for wholesale and retail purposes. Manager Doeringsfeld advised the Port Commission that this lease agreement is being presented due to a pending change in ownership for the operations of the open air pond located adjacent to the container yard. The pond was initially constructed in the 1990's by Cargill and then the lease transferred to Atlas Sand & Rock who currently has leased the property for the last decade. The lease agreement with Atlas Sand & Rock terminates in 2017. However, Atlas Sand & Rock is selling the de-icing line of their business to Envirotech Services, Inc. The operation of the pond supports the line of business Envirotech Services, Inc. is acquiring. Manager Doeringsfeld confirmed that the lease agreement does not allow hazardous products onto the premises. He further advised that the final environmental assessment report

remains pending between the parties in order to close the transaction. If the environmental assessment report is clean, the parties intend to close on the transaction this week. After discussion, a motion was made by Commissioner Hasenoehrl to approve the lease agreement with Envirotech Services, Inc. as presented and contingent that the Port of Lewiston receives a copy of the environmental assessment report from Envirotech Services verifying clean results and, to subsequently approve the termination of the Atlas Sand & Rock lease agreement upon successful negotiations with Envirotech Services, Inc. for the business acquisition; seconded by Commissioner Klemm. Voting Aye – Thomason, Klemm, Hasenoehrl; voting Nay – none. The motion passed unanimously.

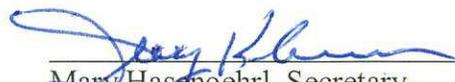
Next, Port Manager, David Doeringsfeld, stated that the signed lease agreements from Hi-Pro, Inc. did not arrive in time for the Port Commission meeting. He recommended tabling any action on the lease agreement noting that they may be brought forward at a future Port Commission meeting for consideration. No action was taken.

NON-ACTIVE AGENDA:

Port Manager, David Doeringsfeld, advised the Port Commission that it will cost approximately \$2,500.00 to update the Seaport Business Center sign. Discussion was had regarding the age and poor appearance of the sign. Consensus was had to replace the sign.

Manager Doeringsfeld also advised the Port Commission that staff is collecting estimates for re-roofing the Port Administration building for discussion at a future meeting.

A motion was made by Commissioner Hasenoehrl to adjourn the meeting; seconded by Commissioner Klemm. Being no further business, the meeting adjourned at 10:15 a.m.


~~Mary Hasenoehrl, Secretary~~
Jerry Klemm, Vice President