

PORT OF LEWISTON
MINUTES OF SPECIAL MEETING
January 2, 2019

The special meeting of the Port Commission was held at the Port of Lewiston District Office, 1626 6th Ave North, Lewiston, ID at the hour of 9:00 a.m. on January 2, 2019.

Present at the meeting were Port Commission President, Mary Hasenoehrl, Port Commission Vice-President, Jerry Klemm, and Commission Secretary/Treasurer, Mike Thomason. Administrative staff in attendance were David Doeringsfeld, Port Manager and Port Assistant Manager, Jaynie Bentz. The meeting was called to order at 9:00 a.m. by Port Commission President, Mary Hasenoehrl.

AGENDA APPROVAL:

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

CITIZEN COMMENTS: None

ACTION ITEMS: -- None

NON ACTIVE AGENDA:

Confluence Riverfront Master Planning Work Session ---

Commissioner Hasenoehrl welcomed everyone and introductions were made around the room. Then Manager Doeringsfeld introduced David Witthaus, the Project Manager for David Evans & Associates (DEA). Mr. Witthaus called David Evans & Associates team member, Ken Geibel, to participate via conference call. Mr. Witthaus facilitated the meeting beginning with review of three topics of discussion: finalizing the draft Purpose and Needs Statement, completing the concept ranking matrix as a group, and reviewing the costs associated with the two draft concept site plans previously submitted.

The draft Purpose and Needs Statement was reviewed, open discussion was had by the Port Commission and staff, and minor revisions were made. Mr. Witthaus stated that this is a working document to help aid the U.S. Army Corps of Engineers (USACE)

better understand the Port's project. The USACE will issue the actual Purpose and Needs Statement. As a working document, this will change as discussions are had between the Port and USACE and as concept development is finalized.

Next, the ranking criteria matrix of attributes was presented. Mr. Witthaus stated that as a group, the Port should agree on ranking each listed attribute as high, medium or low when envisioning the final build out of the property. The ranking will assist DEA with concept development based on activities and functions that are most important to the Port. Review and thoughtful discussion was had regarding each listed attribute and a ranking assigned to each. Attributes were also added and taken off of the list. Mr. Witthaus suggested that another meeting be held to discuss how the concept plans match up to the rankings. Discussion was had regarding eventually narrowing down the ideas from the two plans into one single concept.

Next, review was had regarding the two draft site plans previously presented by DEA. Discussion was had regarding the aspects of each plan, including but not limited to, the length of docks and functionality, location of transient docks and fishing piers, possible recreational and commercial activities, infrastructure needs, RV park layout, green space and overall parking needs. Open discussion was also had regarding a phased approach to overall development due to the high costs involved, costs, timing and the process associated with permitting, what steps could overlap and return on investment.

All Port Commissioners thanked the DEA team for their participation and facilitation of today's meeting. Discussion was had regarding possible meeting dates for the next work session. The conference call ended with Mr. Geibel. Citizens and Mr. Witthaus exited the meeting.

EXECUTIVE SESSION:

At 12:05 p.m. Commissioner Thomason made a motion to enter into Executive Session in accordance with Idaho Code §74-206 (1) (c) *to acquire an interest in real property which is not owned by a public agency*. Voting Aye – Commissioners Thomason, Hasenoehrl, Klemm; voting Nay – None. The motion passed. The Port Commission entered into Executive Session at 12:05 p.m. Discussion was had regarding

the interest in acquiring real property not owned by a public agency. The Port Commission exited Executive Session at 12:40 p.m.

Being no further business, the meeting adjourned at 12:40 p.m.

Mike Thomason

Secretary
Mike Thomason