PORT OF LEWISTON
MINUTES OF REGULAR MEETING

October 9, 2023

The regular meeting of the Port Commission was held at the Port District Office, 1626 6th Ave. N, Lewiston, ID, at the hour of 12:00 p.m. on October 9th, 2023.

Present at the meeting were Port Commission President, Mike Thomason, Port Commission Vice-President, Jerry Klemm, and Commission Secretary/Treasurer, Joe Anderson. Administrative staff in attendance were General Manager Scott Corbitt, Operations Manager Jen Blood and Communications Coordinator Mary Iacobelli. Also present were Elaine Williams from the Lewiston Tribune, Bob Callan and Dave Willard of the Admiral Beverage Corporation, and Rick Keane of Artesian Fusion.

The meeting information was advertised as required, prior to the meeting.

AGENDA APPROVAL:

President Thomason called for review of the Regular Meeting agenda. Commissioner Klemm made a motion to approve the agenda; seconded by Commissioner Anderson. Voting Aye – Commissioners Anderson, Klemm, and Thomason. Voting Nay – None. The motion passed unanimously.

CITIZEN COMMENTS: None

ADOPTION OF MINUTES:

President Mike Thomason called for review of the draft minutes. The Port Commission examined the minutes for the Regular Meeting of September 13, 2023. Commissioner Anderson made a motion to accept the minutes as presented; seconded by Commissioner Klemm. Voting Aye – Commissioner Anderson, Klemm and Thomason. Voting Nay – None. The motion passed unanimously.

PRESENTATIONS:

a. **Admiral Beverage Corporation Regarding Possible New Distribution Facility:** Bob Callan and Dave Willard of Admiral Beverage Corporation appeared before the Commission to express interest in locating a new facility in the Port, specifically at the old Eko property. They presented on behalf of their company's subsidiary, Admiral Beverage Northwest, which sells and distributes Pepsi and Dr. Pepper products in Idaho and small portions of Washington and Oregon. The family-owned company acquired Idaho Beverages, Inc., which operated in Lewiston next to the Port, a few years ago. They are currently investigating alternative sites for a new distribution facility. They estimate needing 75,000-100,000 square feet of space and would have roughly 65 employees.

b. **Mr. Rick Keane Regarding Wild Dove Way Name Change:** Mr. Keane, owner of Artesian Fusion, a tenant of the Port, appeared to discuss the name change of Colonel Wright Way to Wild Dove Way, where his business is located. His attorney, Brian Knox, also participated in the meeting via Mr. Keane's cell phone. Both Mr. Keane and Mr. Knox stated the name change caused much expense due to labels that had already been printed with the previous address, as well as the printing equipment. Mr. Keane also mentioned additional staff hours that would need to be spent on changing the address with various agencies, distributors, etc.

MANAGER'S REPORT:

Active Agenda:

Consider for Approval Scope of Work for David Evans & Associations' Design and Permitting Work on the Cruise Boat Venue Upland Improvements Project: General Manager Corbitt reviewed the scope of work form David Evans & Associates, consisting of design work for the aforementioned project at a cost of a little over $465,000.00. If approved, the design work would begin immediately. After review and discussion, Commissioner Klemm made a motion to approve the scope of work as presented, seconded by Commissioner Anderson. Voting Aye – Commissioners Anderson, Klemm and Thomason. Voting Nay – None. The motion passed unanimously.

Non-Active Agenda:

Miscellaneous Updates:

a. **Goals Table Review:** General Manager Corbitt reviewed the progress of current Port goals and projects. Highlights include the following.
    i. The access road for Northwest Fourslide is complete, and the project came in about $6,000.00 less than estimated. The road is now ready for paving, which will be completed by Northwest Fourslide.
    ii. Corbitt discussed the continuing efforts regarding advocacy for the Lower Snake River Dams, including a request for the Port to join a LSRD "think tank" that will include various stakeholders to find the right steps to take going forward.
    iii. Regarding the Alta log yard and future paving, Corbitt and Operations Manager Jen Blood will be traveling to Naples, Idaho to see an Alta log yard that has been recently paved to see if a similar approach would work for the Port property.
b. **Lower Snake River Dams Update:** Corbitt reviewed the latest news, including the soon-to-expire stay of the current remediation of the lawsuit by environmental groups to remove the dams; an agreement between the US government and area tribes of the Upper Columbia River Basin; and President Biden's recent memorandum directing stakeholders of the LSRD to pursue ways to restore fish populations.
c. **Discussion Regarding Herco/Avista Natural Gas Project:** Herco is working with Avista to bring a natural gas line down to their property to allow for expansion of their operations. Corbitt stated Avista is considering a new regulator station that would serve Herco and other new development in the area, and possibly Northwest Fourslide. Port costs would be minimal, as Avista would cover much of the cost. The Port's only contribution would be

allowing the easements for the station and would be a "win-win" for the Port and its tenants.

d. **Omega Morgan Transformer:** Omega Morgan currently has a transformer at the Port that came in via rail and will be transported to its destination soon via truck. Corbitt noted the intricacy of the transportation required.
e. **Idaho Department of Transportation Board Workshop:** Corbitt and Operations Manager Blood attended the recent workshop and discussed possible upcoming projects that may affect the Port.
f. **TSA Assistant Federal Security Director Visit:** Corbitt relayed that he had an introductory meeting with Jesse Horn, Assistant Federal Security Director for Homeland Security and the TSA to discuss future needs of the Port, particularly with the approaching 2025 cruise season and the Port's cruise boat dock. He said discussions would continue.
g. **Container Update:** Corbitt said there really isn't an update at this time, other than the Port is ready to resume container traffic if it is requested. Preparations included equipment maintenance.
h. **Citizens for Preservation of Fish and Dams Request:** The advocacy group is interested in bringing a group of local politicians and dignitaries together to discuss the issue and possible joint paths forward.
i. **Meetings:** Various meetings were discussed, and the regular November Commission meeting will need to be changed due to commissioner schedules. The meeting will likely be toward the end of November.

DOCK OPERATIONS, TERMINAL II AND FIBER OPTIC NETWORK:

Terminal I – The last turbine blade was transported out of the property, and Wadsworth Brothers Construction will be taking over part of that spot.

Terminal II – Fire systems at the warehouses are still being evaluated and worked on. K&G Construction is finishing up roof repairs at Inland inspections are still taking place The roof at the Inland 465 building.

Fiber Optic Network – Operations Manager Blood reported that routes are being finalized, including discussions with the Nez Perce Tribe and some private property owners. Discussions are going well. She also discussed bidding out for equipment needs and the status of new builds in town, and stated she will keep the Commission updated as progress continues.

COMMISSION COMMITTEE REPORTS:

Commissioner Klemm/Government Affairs Committee — Commissioner Klemm said the most recent GAC meeting included a good discussion on taxes with City of Lewiston Mayor Dan Anderson.

Commissioner Anderson/Urban Renewal Agency: Commissioner Anderson said the URA now has a full board.

FINANCIAL REPORT:

General Manager Corbit presented a Financial Statement prepared by the Port Auditors for the period ending September 30th, 2023. After review discussion, Commissioner Anderson made a motion to approve the Financial Report as presented; seconded by Commissioner Klemm. Voting Aye – Commissioners Thomason, Anderson and Klemm; Voting Nay – None. The motion passed unanimously.

ACT ON CLAIMS:

The next order of business was review and discussion of claims against the Port as presented by the Check Detail Sheet. A motion was made by Commissioner Anderson to approve and pay Port Vouchers Nos. 24767-24822, transfers and EFTPS for a total amount of $114,473.25; seconded by Commissioner Klemm. Voting Aye – Commissioners Thomason, Anderson and Klemm; Voting Nay – None. The motion passed.

EXECUTIVE SESSION:

At 1:38 p.m. Port Commissioner Thomason called to enter Executive Session pursuant to Idaho Code §74-206(1)(f) – *communicate with legal counsel for the public agency to discuss the*

legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Commissioner Anderson made a motion to enter Executive Session; seconded by Commissioner Klemm. Voting Aye – Commissioners Thomason, Klemm and Anderson; Voting Nay – None. The motion passed.

The Port Commission entered Executive Session.

At 1:59 p.m. the Port Commission exited Executive Session and the meeting was adjourned.

Secretary
Joseph Anderson