PORT OF LEWISTON
MINUTES OF REGULAR MEETING

June 18, 2025

The regular meeting of the Port Commission was held at the Port District Office, 1626 6th Ave. N, Lewiston, ID, at 12:00 p.m. on June 18, 2025.

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, Property & Finance Manager Preston Comstock, and Communications Coordinator Mary Iacobelli. Also present were Elaine Williams and Tobin Cobeaga of Idaho Power.

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

CONVENE REGULAR MEETING:

At 12:00 p.m. President Thomason convened the Regular Meeting of the Port Commission.

AGENDA APPROVAL:

President Thomason called for review of the agenda. Commissioner Klemm made a motion to approve the agenda as presented; 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 Thomason, called for review of the draft minutes. The Port Commission examined the minutes for the Regular Meeting of May 14, 2025 and the following Special Meetings: May 21, 2025 in Lenore; May 22, 2025 in Culdesac; May 22, 2025 in Lapwai; and June 4, 2025. Commissioner Klemm made a motion to accept the minutes as presented; seconded by Commissioner Anderson. Voting Aye –

Commissioner Anderson, Klemm and Thomason. Voting Nay – None. The motion passed unanimously.

CONVENE PUBLIC HEARING FOR ADOPTION OF THE FY2025 AMENDED BUDGET

President Thomason opened the Public Hearing for adoption of the FY2025 Amended Budget. Manager Corbitt reviewed changes to the budget. With no comments from citizens, the public hearing was closed.

CONVENE PUBLIC HEARING FOR ADOPTION OF THE FY2026 BUDGET

President Thomason opened the Public Hearing for adoption of the FY2026 Budget. Manager Corbitt reviewed the highlights of the budget. With no comments from citizens, the public hearing was closed.

ADOPT THE FY2025 AMENDED BUDGET

Commissioner Anderson made a motion to approve the FY2025 Amended budget as presented; seconded by Commissioner Klemm. Voting Aye – Commissioners Anderson, Klemm, and Thomason. Voting Nay – None. The motion passed unanimously.

ADOPT THE FY2026 BUDGET

Commissioner Anderson made a motion to approve the FY2026 Budget as presented; seconded by Commissioner Klemm. Voting Aye – Commissioners Anderson, Klemm, and Thomason. Voting Nay – None. The motion passed unanimously.

ADOPT 2026 TAX LEVY

The Commission discussed the proposed tax levy of .0000705, representing a 1.51% decrease from last year and an 83.2% drop since 1990. The levy will contribute $400,000.00 to the Port's budget. After review and discussion, Commissioner Anderson made a motion to approve the 2026 tax levy as presented; seconded by Commissioner Klemm. Voting Aye – Commissioners Anderson, Klemm, and Thomason. Voting Nay – None. The motion passed unanimously.

CONVENE PUBLIC HEARING UNDER IDAHO CODE 70-1909; PUBLIC COMMENT ON PROPOSED SALE OF 1.19 ACRES OF LAND DESCRIBED AS BLOCK 2, LOT 5 OF THE HARRY WALL INDUSTRIAL PARK TO IDAHO POWER COMPANY IN THE AMOUNT OF $311,000.00.

With no citizen comments, the public hearing was closed.

VOTE ON APPROVAL OF SALE OF LAND TO IDAHO POWER COMPANY

Idaho Power Project Manager Tobin Cobeaga discussed plans for the property, and said the company hopes to break ground in mid-July. After review and discussion Commissioner Klemm made a motion to approve the FY2026 Budget as presented; seconded by Commissioner Anderson. Voting Aye – Commissioners Anderson, Klemm, and Thomason. Voting Nay – None. The motion passed unanimously.

MANAGER'S REPORT:

Active Agenda:

- **Consider for approval an agreement with Crown Utilities, LLC for the construction of a 92-mile, 288-count fiber optic network with 2 conduit ducts with contract price of $9,871,899.45 (Roll call vote):** Manager Corbitt stated that in addition to being the lowest bid, Crown Utilities was the most qualified company, particularly with their experience working in the state of Idaho. The network is part of the "Middle Mile" fiber project. After review and discussion, After review and discussion Commissioner Klemm made a motion to approve the agreement as presented; seconded by Commissioner Anderson. Voting Aye – Commissioners Anderson, Klemm, and Thomason. Voting Nay – None. The motion passed unanimously.

Non-Active Agenda:

1. **Goals Table Review:** Manager Corbitt reviewed the status of various goals and projects at the Port.
2. **Property Manager Update:** Finance & Property Manager Preston Comstock reviewed the status of various properties and rental spaces around the Port with the Commissioners.

3. **PNWA Summer Conference Update:** Manager Corbitt and Commissioner Klemm discussed the recent conference in Bellingham they both attended. Both felt it was a worthwhile conference with a lot of good information.
4. **Upcoming Meetings and Events:** The Port's next Regular Commission Meeting will be July 9, 2025. Other upcoming meetings and trips were also discussed.

DOCK OPERATIONS, TERMINALS, AND FIBER REPORTS

- **Terminal I:** Activity has picked up at the terminal, with ALTA Forest Products and Lewis-Clark Terminal both getting busier with shipments.
- **Terminal II:** The terminal has been very busy with increased activity from Clearwater Paper as they prepare for their upcoming outage.
- **Terminal III:** The initial cruise boat season is proceeding well, with multiple boats and good communication with American Cruise Lines.
- **Fiber:** Construction on the Middle Mile network should begin this summer.

COMMISSION COMMITTEE REPORTS:

- **Commissioner Anderson/Urban Renewal Agency:** The most recent meeting was canceled due to lack of quorum.
- **Commissioner Thomason/**Valley Vision/Chamber of Commerce: Commissioner Thomason reminded everyone of Valley Vision's upcoming annual meeting in July. He also discussed the upcoming search for a Chamber executive.

FINANCIAL REPORT:

Manager Corbitt presented a Financial Statement prepared by the Port Auditors for the period ending May 31, 2025. After review and 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. 25340-26425, transfers and EFTPS for a total amount of $$546,881.70; seconded by Commissioner Klemm. Voting Aye – Commissioners Thomason, Anderson and Klemm; Voting Nay – None. The motion passed unanimously.

ADJOURNMENT:

Being no further business, the meeting was adjourned at 1:01 p.m.

Secretary
Joseph Anderson