

July 15, 2019

The Lincoln County Port Authority met for a special session on July 15, 2019, in the Lincoln County Courthouse, Libby, Montana. Present were Commissioner Bennett, Commissioner Peck, Ted Werner, Brett McCully, Tina Oliphant, and Clerk and Recorder Robin Benson. Also present was Commissioner Letcher, Eureka via VisionNet.

Tina submitted the following agenda:

**Lincoln County Port Authority
Meeting Agenda
July 15, 2019 1:30 PM
Commissioner Chamber; Libby, MT**

1. **Approval of Minutes from June 17, 2019**
2. **Review of Financial Statements for June 2019**
3. **Binding Commercial Insurance**
4. **Update on Isotex Health**
5. **Update on Dimension Stone**
6. **Negotiation Budget and Plan – Tenant Relocation**
7. **Review of Infrastructure Projects**
 - a. **Consideration of Improvements for FY 2020 budget-Building Painting**
 - b. **Secondary access and the County's timeline**
 - c. **Flood plain issues for the cleanup work**
 - d. **Consideration of grant for Deliberating Local Assistance Program**
8. **Old Business**

Open for Public Comments:

Adjourn meeting

1. The Board reviewed the minutes of June 17, 2019. **MOTION** by Commissioner Peck to approve the May 20, 2019 minutes as presented. Second by Commissioner Letcher, motion carried.
2. **Review of Financial Statements as of May 31, 2019:** Tina submitted and gave a brief overview of the Balance Sheet with Prior Year End, Profit & Loss Budget Performance, and Projection of Cash Flow Balance for FY 2019. Commissioner Bennett suggested a percentage on line items to show where the budget is during the year at a glance. **Motion** by Ted to accept the financial reports as submitted. Second by Commissioner Peck, motion carried.
3. **Binding Commercial Insurance:** Tina submitted a spreadsheet showing LCPA Insurance Costs and how it is tracked. Ted asked who insures the building value. Brett said the insurance company sets those values. Tina pointed out there is no property coverage for theft, weight of ice or snow, and no pipe breakage (water & sewer). There was a brief discussion about how the values are projected for properties and land, tenant burden, and amounts insured on structures. **Motion** by Commissioner Peck to approve the LCPA Insurance Costs as presented. Second by Ted, motion carried.
4. **Update on Isotex Health:** Tina said the sale of the stinger building has not closed yet but it is moving forward, the investor group for Isotex is working on details; they now have executive management in place. Tina said Isotex is also interested in available land around the building. Commissioner Bennett said he has seen electrical contractors working on the building, so they continue to appear to be very interested in the building.

The board talked about infrastructure and water systems options. Commissioner Peck asked about putting a well on the Stimson property outside the plume on the Spencer Road side. Brett explained Brownsfield funds are not available for the contaminate the superfund was created for. Tina said once you are designated "superfund", only fund designated to the superfund are available. Commissioner Peck said we need to look at development loans for infrastructure or other resources available for this type of recovery. Ted commented on USDA loans. Commissioner Peck said that most of the land closer to the highway is what people are interested in; put infrastructure there first, so it can be utilized in the future or sell the land for less and let the buyer put in the infrastructure. Ted asked who we engage with to analyze and put some options/costs recommendations together. The board made some suggestions, potentially Tom Jentz of Kalispell may have some guidance on infrastructure funds available for sites with hazards. Brett will make contact.

5. **Update on Dimension Stone:** Tina gave a brief history of the building and said the business is planning on expanding. Brett guesstimated that Dimension Stone has put approximately \$30,000+ of his own money into upgrades. Discussion with Dimension Stone is ongoing.
6. **Negotiation Budget and Plan – Tenant Relocation:** Tina asked if we are moving forward with reorganizing physical locations at the port. Commissioner Peck commented that we have a timeframe, so we need to keep moving through the process. Commissioner Bennett said the owners would need to have significant buy in.
7. **Review of Infrastructure Projects:**
 - a. **Consideration of Improvements for FY 2020 Budget-Building Painting:** Commissioner Bennett suggested some painting and removal of metal piles and doing more cleanup. Brett will research options/costs for more cleanup. Commissioner Bennett also suggested bids for residing some of the buildings.
 - b. **Secondary access and the County's timeline:** Brett said the road crew will be available in a couple of weeks to begin work on the secondary access. Brett commented that surveys and deeds are complete, just waiting for IP to complete abandonment of the easement south of Port BLVD.
 - c. **Flood plain issues for the cleanup work:** There was no discussion on this agenda item.
 - d. **Consideration of grant for Deliberating Local Assistance Program:** Tina said its one of the bills that came through the legislature; there is 1.5 million designated to cities/counties for infrastructure. Tina suggested to have Andy Evenson, PE, to begin the legwork now to finish planning for sewer connection. Tina expressed that it's an opportunity for city/county collaboration.

8. Old Business: Commissioner Peck commented that we can anticipate a request from the city to hold off on the letter regarding the Board of Health being the petitioner for the CGA.

Adjourned at 3:00

LINCOLN COUNTY BOARD OF COMMISSIONERS

Jerry Bennett, Chairman

ATTEST: _____
Robin A. Benson, Clerk of the Board