

January 25, 2021

The Lincoln County Port Authority Board met on January 25, 2021, in the Lincoln County Courthouse, Libby, Montana. Present were Jerry Bennett, Mark Peck, Tony Petrusha and Ted Werner. Also present were Brett McCully, Tina Oliphant, and Clerk and Recorder Robin Benson. Josh Letcher present, Eureka via VisionNet.

Tina submitted the following agenda:

Lincoln County Port Authority
Meeting Agenda
January 25, 2021 1:30 PM
Lincoln County Commissioner Chamber

1. Approval of Minutes from December 21, 2020
2. Review of Financial Statements for December 2020
3. Discussion on LCPA Application for trail improvements
4. Follow up – RCWP Lease and removal of debris pile
5. Presentation by Bruce Weatherby – space needs
6. Potential chipper project
7. Discussion on plywood cement slab and business opportunity
8. Report on Infrastructure Upgrades
9. Old Business:

Open for Public Comments:

Adjourn meeting

1. The Board reviewed the minutes of December 21, 2020 regular meeting. **Motion** by Ted to approve the minutes for December 21, 2020 as submitted. Second by Tony, motion carried unanimously.
2. **Review of Financial Statements for December 2020:** Tina submitted and gave a brief overview of the Balance Sheet with Prior Year End as of December 31, 2020 and Profit & Loss Budget Performance December 2020. **Motion** by Ted to accept the financial reports as presented. Second by Tony, motion carried.
3. **Discussion on LCPA Application for trail improvements:** LCPA is proposing to do trail improvements and provided information on grants for two proposed projects that the LCPA would apply for. Tina said the improvements is not creating new trail but improving existing trails that are on port property. Tina explained the rehabilitation projects are for a portion of J Neil's Trail and Old Haul Road Trail and provided information on the grants and a map showing the proposed areas. **Motion** by Ted to approve moving forward with two proposed grant applications as presented. Second by Tony, motion carried.
4. **Follow Up – RCWP Lease and removal of debris pile:** Brett said he received a payment of \$50,000 from River Country Wood for the deposit of the residual wood pile removal. As stated in the signed lease agreement, an additional \$25,000 payment will be required if the residual pile is not removed by June 30th, 2021.
5. **Presentation by Bruce Weatherby, Sherpa Trailer – space needs:** Bruce said he is looking for 16 to 20,000 sq. ft. space for production. Bruce talked with the board about the cement slab at the port site, utilities, storage and building needs, and lease options. Bruce said currently he has 6 people working in production and 3 people working on the management side but mentioned the increased growth rate and trailer requests and will potentially be increasing employees.
Tina talked about grant opportunities through CDBG and Big Sky Trust and that she could begin checking into this.
6. **Potential chipper project:** Mark talked about a business owner, interested in putting in a chipper to clean up piles at the port site. The business owner is interested in leasing approximately 15 acres and use the powerhouse as the central chipper facility and reverse conveyer system to take material out. The business does have an international market, but the logs have to be manufactured in the United States. The business owner is requesting \$150,000 loan and it would bring in equipment and put in a sewer to get started. The board talked about options for a lease/opt. agreement.
7. **Discussion on plywood cement slab and business opportunity:**
Tina talked about a potential tenant who is moving their small manufacturer to Libby and has expressed an interest in purchasing or leasing to buy a parcel on the concrete slab. The tenant will erect their own building at their cost. The board discussed development costs, surveying, engineering needs, cost per acre, number of parcels, lease options, and attracting future businesses to this area. The board agreed to move forward with planning to help the business owner to relocate their business to the port site.
8. **Report on Infrastructure Upgrades:**
Brett mentioned that bidding will need to go out and construction to begin late spring for the city sewer project.
9. **Old Business:** There was no old business discussed.

Open for Public Comments: There were no public comments.

Adjourned at 3:00 PM

LINCOLN COUNTY BOARD OF COMMISSIONERS

Jerry Bennett, Chairman

ATTEST: _____
Robin A. Benson