

**Lewiston-Nez Perce County Regional Airport Authority  
Board of Commissioners Special Session Meeting Minutes**

Airport Administration Conference Room  
Third Floor, Airport Terminal Building  
406 Burrell, Lewiston, ID 83501

*Friday November 4 2016 – 9:00 am*

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**I. CALL TO ORDER**

Chairman McCann called the meeting to order at 9:01 AM. Commissioners present included William V. McCann, Jr., Pat Nuxoll, Jim Finley and Verl Long. Due to a work conflict Commissioner McCormick was present by telephone.

**II. NEW BUSINESS**

**A. REVIEW AND DISCUSSION OF SOUTH SIDE PLANNED TENANT DEVELOPMENT**

Airport manager Hayes gave an overview of a proposed planned tenant development by Gary Peters on the south side. The proposal included a list of bullet points the lease committee and Mr. Peters felt were appropriate in order to lease 24 acres on the south side of the airport. Commissioners Finley and Nuxoll of the lease committee provided the group additional information on the proposal provided to the board members. There was general discussion about the proposal by the board that clarified the points provided. Chairman McCann handed the chair over to Vice Chairman Finley at 9:23 AM. McCann commented he was not in favor of such a large credit to the developer (infrastructure reimbursement), questioned the legality of the credit and felt like it was turning over too much ground to one entity. Commissioner Long voiced that he shared many of the same concerns as McCann. Long stated perspective tenants should have the opportunity to deal directly with the authority and not pay a premium through a developer. The chair was handed back to Chairman McCann at 9:33 AM. Discussion continued amongst the group about the legality of the credit. Commissioners Nuxoll and Finley did not feel the credit was illegal since it is a lease discount to the developer. Commissioner McCormick stated he was originally in favor of the proposal, but the more he thought about it the less fond he was of the idea. McCormick asked if Gary Gates of the FAA had been consulted. Airport Manager Hayes replied FAA had not been consulted yet, but all his reading to date did not show a grant violation and a conversation could be started with FAA. Based on comments, it appeared three board members were against the proposal and two were in favor. The discussion shifted to what parameters could be changed in order to pursue an agreement with Peters. A smaller area and less credit were discussed by the group, but the terms were broad and there was little consensus. Due to the meeting notice wording the group didn't feel it was appropriate to take action at this time and felt further discussion was not necessary.

**XII. ADJOURNMENT**

Chairman McCann adjourned the meeting at 9:58 AM.



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Chris Hayes  
Airport Manager/Recording Secretary