

Minutes of Meeting
Lease Analysis/Lakes Highway District
October 2, 2014
11:00 a.m.

The Kootenai County Board of Commissioners: Chairman Todd Tondee, Commissioner Dan Green, and Commissioner Jai Nelson met to discuss the following agenda items. Also present were Airport Director Greg Delavan, Lakes Highway District Commissioners Rod Twete, Monty Montgomery, and Dan Malcolm, Lakes Highway District Director of Highways Eric Shanley, and Deputy Clerk Brandie Bradley.

A. Call to Order: Chairman Tondee called the meeting to order at 11:08 a.m.

B. Introductions: There were no introductions made.

C. Changes to the Agenda: There were no changes made to the agenda.

D. Old Business: There was no old business discussed.

E. New Business:

The attendees met to discuss the current lease between Kootenai County (Airport) and the Lakes Highway District. The current Airport land lease allows Lakes Highway District to provide in-kind services in lieu of cash payments to lease this property.

Lakes Highway District Director of Highways Eric Shanley shared his concerns about the inequity in the amount of the lease and the services the Airport expects the Highway District to provide in exchange. Mr. Shanley advised that this arrangement has become difficult to manage and that it may be beneficial to both parties to move to a traditional lease.

Chairman Tondee explained that the current market rate is eighteen cents (\$.18) per square foot and currently Lakes Highway District is being charged eleven cents (\$.11) a square foot.

Mr. Shanley inquired about the option of Lakes Highway District purchasing this parcel of land. Chairman Tondee explained that the County purchased the property using federal dollars and would need to seek guidance from the FAA before they could authorize the sale of the land. Mr. Shanley asked the Board to consider drafting a letter to the FAA to see if they had any opposition to this option. Chairman Tondee stated that he was not agreeable to making this request as there may be unintended consequences that could negatively affect the County.

Commissioner Nelson suggested that, as the County leases two (2) boat launches from the Highway District, the Airport Lease and the Boat Launch Lease could be used to offset each other, in place of the current agreement. Mr. Shanley acknowledged this as an option. The attendees agreed that the leases would mirror each other to show the exchange as dollar for dollar. The amended leases will be drafted and brought forward for consideration at an upcoming Business Meeting.

F. Staff Reports: There were no staff reports.

G. Public Comment: This section is reserved for citizens wishing to address the Board regarding a County related issue. There was no public comment.

The meeting was adjourned at 11:53 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

TODD TONDEE, CHAIRMAN

BY: _____
Brandie Bradley, Deputy Clerk
