

**Minutes of Meeting
Commissioners' Debriefing Continued
September 13, 2016
9:00 a.m.**

The Kootenai County Board of Commissioners: Chairman Dan Green, Commissioner Marc Eberlein, and Commissioner David Stewart met to discuss the following agenda items. Also present were Airport Director Greg Delavan, Buildings & Grounds (B&G) Director Shawn Riley, and Deputy Clerk Randi Davis. Also present was Mad Bomber principal Tom Applegate.

- A. Call to Order:** Chairman Dan Green continued the meeting at 9:00 a.m.
- B. Changes to the Agenda:** There were no changes to the agenda.
- C. New Business:**

Airport Army Depot Building

Commissioner David Stewart discussed the proposed lease agreement between the County and Mad Bomber for the Airport Army Reserve Building. He said the commencement date should be the day Mad Bomber took possession of the building on November 1, 2016, and full rent should not be collected until the day Mad Bomber started business on May 1, 2017, to allow time for building improvements. Commissioner Marc Eberlein agreed, and pointed out the lease said Mad Bomber would begin business no later than May 1, 2017.

Chairman Green asked whether the Board was supportive of the payment amount of the lease, and both Commissioners Stewart and Eberlein were. Commissioner Stewart added the term of the lease should have a date certain. Chairman Green discussed the two consecutive five year renewal options. The Board expressed support for the lease.

Commissioner Stewart said the lease should clarify that the County would be responsible for structural maintenance, and Mad Bomber would be responsible for interior maintenance. He asked whether the language concerning the Federal Aviation Administration was similar to other leases the County had at the Airport, and Airport Director Greg Delavan confirmed it was. Commissioner Stewart said he would meet with Mr. Delavan and Civil Deputy Prosecuting Attorney to discuss the Board's comments on the lease.

Mr. Delavan and Mad Bomber principal Tom Applegate exited the meeting at 9:18 a.m.

Shared Parking Agreement

Chairman Green read an email from Civil Deputy Prosecuting Attorney R. David Ferguson that discussed the Memorandum of Understanding (MOU) between the County and City of Coeur d'Alene concerning the shared parking lot on the corner of Northwest Boulevard and Mullan Road. Commissioner Eberlein asked how County

customers would be able to use the lot if parking passes were necessary. Chairman Green suggested placing a Diamond parking pass kiosk in the lot for customers, and that those passes could be validated by department heads. B&G Director Shawn Riley asked whether the County would be responsible for construction oversight, and Chairman Green confirmed it would not.

Chairman Green said the City would like the County to fund 50% of the architectural fees upon entering into the MOU. Commissioner Stewart suggested including language in the MOU or the back of the check that allowed the County to be reimbursed if the project was not complete in 36 months. Chairman Green supported adding the additional language to the MOU, and including a reimbursement deadline of September 30, 2017. He said he would contact the City with the Board's comments on the MOU.

Mr. Riley said a project account would be created for the parking lot, and asked who the County would pay for the project. Chairman Green confirmed the County would pay the City.

- D. Public Comment:** This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing. There were no public comments.

Chairman Green adjourned the meeting at 9:43 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

DANIEL H. GREEN, CHAIRMAN

BY: _____
Randi Davis, Deputy Clerk
