

Lincoln County Port Authority

Meeting Minutes

July 21, 2025 @ 3:30 PM

LCPA Conference Room

216 West 9th street, Libby, MT

The Lincoln County Port Authority Board met on July 21, 2025, in the LCPA Conference Room, Libby, MT.

Present were Kate Stephens, Jerry Bennett, Tony Petrusa, Kevin Peck, Brent Teske, Jennifer Brown, Noel Duram, Chris Noble, Adam Noble, and Ray Stout.

1. **Approval of Minutes: June 23, 2025:** Tony moved to approve the June 23, 2025, meeting minutes as submitted. Kevin seconded the motion. All were in favor. Motion carried.
2. **Approval of Minutes: July 10, 2025:** Jerry noted that the minutes should indicate "300 Industry Way" and "990 E. 5th Street Extension" *were taken off the insurance renewal offer*. Brent moved to approve the July 10, 2025, minutes with the correction. Tony seconded the motion. All were in favor. Motion carried as amended.
3. **Approval of Financials:** Kate reported that the "abatement" line item was recently reimbursed. Jerry stated the State has changed its procedure and will now reimburse the contractor directly. Kate will include percentages with dollar amounts in future financial reports. Kevin moved to approve the financials as submitted. Brent seconded the motion. All were in favor. Motion carried.
4. **Old Business: (on hold)**
 - a. **Family Health and Wellness Easement:** On hold.
 - b. **Commercial Appraisal:** Kate emailed the appraisal for the 40-acre parcel to the board. Jerry spoke with Andy Evensen about an approximate cost to remove 120 acres from the floodplain and will send the information to Kate for distribution. Kevin noted that a portion of the land may qualify for LOMA adjustment.
 - c. **ABDW Logistics Railcar Storage Agreement:** On hold.
 - d. **MOU with County:** On hold.

5. Old Business – Other

- a. **Pond Park Update:** Tony reported that the subcommittee met on Friday to review the management agreement. No resolution was reached as clarification is needed on how the water feature is defined under MCA. Tony has a meeting scheduled with Kathi Hooper and Zach Sherbo of the Lincoln County Health Department. Kevin asked how Miles City classifies its similar facility; Tony noted their pond may be grandfathered in.
- b. **Foundation:** Kate shared that LCPA can invest in Fannie Mae and Freddie Mac but not through the investor previously considered. She attempted to contact Sedaris, who is currently unavailable. Kevin asked whether all options had been explored; Kate responded that she is confident they have. Brent noted the County uses Raymond James.
- c. **Budget:** Kate said amendments are underway and a proposed budget will be presented in August for approval.
- d. **2025 Senate Bill 3:** The bill requires overlapping districts to include representation from each district on applicable boards. Kate noted that the industrial property in the TEDD overlaps only with the school district, while the recreational property overlaps with several districts. She is unclear on the full TEDD boundaries. Brent offered to provide the legal description. Kate may also contact Noah Pyle. Kate stated the LCPA bylaws may need to be updated to reflect changes in the board composition. Jerry will contact Legislative Services for clarification on the bill's intent.

6. **Director Updates:** Kate reported that District Court denied the request for injunctive relief, allowing the Port to move forward with easement-related work. However, all sales of Port-owned property will remain paused. Previously awarded DNRC grants are on hold as the State may need to reallocate funds for fire season. The U.S. Forest Service has shovel-ready projects but currently lacks funding. Grant opportunities remain limited due to ongoing litigation.

Website updates are in progress, and new internal policies are being developed. Kate is working to renew the expired agreement with KRDC. The new draft version will include a commitment from KRDC to assist the Port with MSA-related efforts.

7. New Business:

- a. **Storage Rental Agreement, Waiver, and Advertising:** Kate presented a draft storage rental agreement for the "Astrodome." Comparable units in the area charge over \$100/month. Kevin suggested a possible uncovered storage area with designated spaces. He also noted the draft agreement did not include the address of the storage facility.
The board agreed to raise the rental rate from \$50 to \$100/month. Kate will

forward the agreement to legal counsel. Once finalized, the storage opportunity will be advertised to the public.

- b. **Industry Way – DEQ Approval, Maps, Estimate:** Chris Noble reported that DEQ final approval for the plans was received earlier that day. Sewer and water connections will form a loop system. Once completed, the road will be dedicated to the City of Libby. Spruce Street is expected to be finished this year. Kevin questioned whether the Port needs three bids for its portion of the project since one-third of the road belongs to Noble, who is also the contractor. Kate confirmed that three bids will be required, and procurement procedures under MCA will be followed.

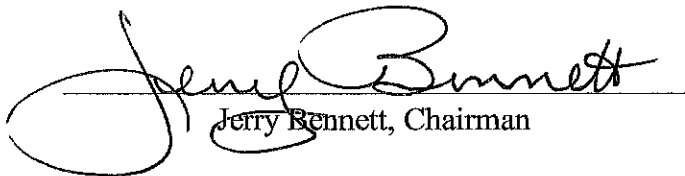
Questions were raised about whether each party could construct its own section of the road. Chris answered that would be a matter for the engineer. It was stated DEQ did not approve it in that format. Kate will take this matter up with legal counsel. A grant opportunity has been identified for this project; Jennifer will contact Tina Oliphant or Andy Evensen with further questions.

8. **Public Comment:** None.

9. **Adjourn:** 4:10 PM

Next Meeting: August 18, 2025

LINCOLN COUNTY PORT AUTHORITY BOARD


Jerry Bennett, Chairman

ATTEST: 
Jennifer Brown