

**Minutes of Meeting**  
**Airport**  
**June 23, 2022**  
**1:30 p.m.**

The Kootenai County Board of Commissioners: Chairman Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks met to discuss the following agenda items. Also present were Airport Director Steven Kjergaard, BOCC Communications Coordinator Jonathan Gillham and Deputy Clerk Tina Ginorio. Also present were Luxury International Representative/Owner Walter Fraser and Kootenai County Residents Shane Rogers, Jim Walsh and Elsbeth Roach.

- A. Call to Order:** Chairman Chris Fillios called the meeting to order at 1:30 p.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business:**

Commissioner Leslie Duncan asked that item two from the agenda be covered first.

No objections were voiced.

**No Limits Aviation Leases Update (Discussion)**

Commissioner Duncan stated that Kootenai County Resident Shane Rogers and Airport Director Steven Kjergaard were going to discuss the property on the South Ramp, with one of the three leases to be terminated.

Mr. Kjergaard reported that he had just received a response from Mr. Rogers; one of the leases could be terminated and a new lease for the South Ramp would be drafted.

Commissioner Duncan said she had received the invoice for the one of the two smaller lots.

Mr. Kjergaard confirmed that the lot she referenced was a “dry” lot, with no water or sewer connections. He said the lot number was 640.

Commissioner Duncan stated she would like to pull Lot 640 from the termination list.

Mr. Kjergaard said Lot 990 was the larger of the remaining two, the other being Lot 991.

Commissioner Duncan asked if Mr. Rogers was ready to purchase the building and work out a payment schedule for the infrastructure.

Mr. Kjergaard remarked that the total amount was about \$21,648.22.

Mr. Rogers stated that he would need to set up a payment arrangement, if the County were willing to work with him on it. He described some of the challenges he had been facing which had caused delays.

Chairman Fillios asked if these negotiations affected other leaseholders and whether there were any inconsistencies in treatment. He indicated he had received a phone call from an individual complaining about this.

Mr. Kjergaard described the inconsistencies which were present in this situation.

Commissioner Duncan said she would like to set a date by which these issues would be resolved and the process returned to its normal order.

Mr. Rogers said that, if he were given a couple of weeks to consider, he should be able to come up with a solution.

Mr. Kjergaard remarked that he would be gone next week, so he would be able to take this up again after July 4, 2022.

Commissioner Duncan said that she would pull two of the properties from the termination list and leave Lot 990 on it.

#### **Luxury International LLC Lease Update (Discussion)**

Commissioner Duncan introduced Luxury International LLC Representative Walter Fraser. She commented that, when Stancraft had initially brought this idea to the Board, there had been multiple meetings and presentations involved. She said she did not feel that Mr. Fraser had the opportunity to offer enough information on his proposal. She pointed out that this was not a typical lease or business, so she felt more detail was needed.

Mr. Kjergaard confirmed that the discussions had been between himself, his staff and Mr. Fraser, with the Airport Advisory Board not present.

Commissioner Duncan remarked that she would have preferred the Airport Advisory Board or the Board of County Commissioners to have been involved in the negotiations from the beginning. She said she did not feel that she had been given the full picture.

Commissioner Bill Brooks asked Mr. Kjergaard if he felt he had the full picture. Mr. Kjergaard seemed to indicate that he did and gave a brief discussion of the agreement including the revenue sharing in lieu of rent.

Chairman Fillios stated that he would also like to see this go through the Airport Advisory Board and for them to then provide the BOCC with a recommendation. He also asked why this had not been offered for a general bid and whether this were an issue that should be referred to Legal.

Mr. Kjergaard reminded the Commissioners that there had been two proposals submitted and he had recommended the one which would be more advantageous to the County.

He added that BOCC Senior Business Analyst Nanci Plouffe had reviewed the proposal. He said the land had been vacant for 80 years, generating nothing for the County except yearly maintenance costs.

Commissioner Brooks remarked that he felt the BOCC was getting too deeply involved in this and that the Airport Director should be allowed to proceed as he saw fit.

Commissioner Duncan pointed out that this was a 50 year commitment they were considering and said she would like a presentation to be given to the Airport Advisory Board or the BOCC to outline the revenue sharing agreement more clearly.

Mr. Kjergaard provided some details regarding the payment arrangements and the changes that would occur should certain requirements not be met.

Mr. Fraser provided additional information about himself and the proposed project.

Commissioner Duncan asked if Mr. Fraser had a financial plan to back up the business plan he had outlined.

Court Services Director Marissa Garza and Court Services Manager Kally Young entered the meeting at 1:57 p.m.

Mr. Fraser indicated he was not interested in paying to have a financial plan drafted until he was certain his agreement with the Airport had been finalized and locked in.

Chairman Fillios suggested that all the information be presented to the Airport Advisory Board and have them bring a recommendation to the BOCC within 30 days.

Mr. Fraser remarked on challenges this would present for him, since he would be dealing with the Bank of China for the project, but said he would be willing to continue the process.

Commissioner Duncan said she was attempting to ensure this agreement would be in the best interests of the County.

It was generally agreed that Chairman Fillios' suggestion be accepted.

- 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.

Kootenai County Resident Harry Craviotto offered an online comment: "Mr. Fraser is out to make money, pure and simple."

**E. Adjournment (Action):** Chairman Fillios adjourned the meeting at 2:08 p.m.

Respectfully submitted,

JIM BRANNON, CLERK

BOCC SIGNATURE

BY: \_\_\_\_\_  
Tina Ginorio, Deputy Clerk