

Tri-Parish Council Minutes
April 24, 2008

Members Present: Mark Brigham, Tammy Hasenoehrl, Bill Neumayer, Fr. Les Kish, Joyce Majure, Carlene Skelton,
Guests: Larry Hellhake, Kevin Poole, Dale Albright

Meeting called to order at 5:20 pm.

Larry Hellhake, Diocesan Finance Council, clarified the property deeds and ownership of diocesan properties in the downtown area. The council learned there are two additional pieces of property in the Mayfair addition owned by the diocese held in trust for the benefit of the Tri-Parish School. Larry discovered the dimensions shown on the assessors' documents are not accurate. Fr Les asked to be given exact square footage of all the properties. Larry will get everything straightened out down at the assessor's office as well as report exact square footage. The recorded plats are correct. Larry will provide the council with a complete property package including deeds. Larry looked at the alley adjacent to Fr. Prudie field. He recommends vacating the property.

The subject of property appraisals was discussed. Joyce suggested using an appraiser from outside of the valley. All present, were in agreement an outside appraiser would be prudent. Tammy inquired if the properties could be listed without getting an appraisal. Larry replied that you can list a property without having an appraisal. Larry further explained to the council the various aspects of how an appraisal is utilized by the various entities throughout the selling process. Larry recommends at least getting bids for the appraisals. Property appraisals are needed to obtain a loan from many sources, including the diocese. Larry affirmed the vacant lot owned by St. James could be sold separately. It would probably have to go through a sub division process to be sold. Larry shared with the council there are many ways to list the properties pointing out two international listing vehicles.

Larry verified that appraisals are valid for a six month period. He gave the council an in depth description of the type of commercial appraisal he would seek for our properties, outlining the benefits of this type of appraisal. The timing of appraisals was discussed in relation to the capital campaign. Larry will be in contact with Bill. He will seek three bids for the appraisals. The objective is to seek the highest and best use appraisal.

Bill and Joyce have both been approached by a party interested in a purchasing approximately five acres on the Warner Ave. side of our building site property. A discussion of the pros and cons of selling unused portions of the building site concluded it would be in our best interest to retain the property intact at this time. Several future options for the way the property could be utilized were discussed. Larry thinks with the demographics we will be in good position in this community with the property.

Kevin informed the council he had met with Fr. Les and they were able to get Robert Barstow (CCS) on a conference call. They were able to get some misunderstandings clarified. The finance committee is making a unanimous recommendation that the Tri-Parish Council select CCS for the feasibility study. CCS representative Tiffany Lake will be able to be in Lewiston on Monday, April 28, 2008. She will need office space with phone, internet access and car. She will be in Lewiston for one month to conduct the feasibility study. The fee schedule was outlined. The finance committee is confident CCS is focused on making our campaign successful. Joyce reviewed the client's responsibilities as outlined in the contract.

Mark moved we hire CCS for the feasibility study. Tammy seconded the motion. All were in favor of the motion. Bill moved the council approve CCS for our feasibility study. Bill directed Gail to get the contract for the feasibility study down to Boise. There will be a joint meeting with finance committee and the Tri-Parish Council. Kevin will talk with Tiffany tomorrow and set up a meeting.

Joyce moved the minutes from the last meeting be approved. Tammy seconded the motion. The motion carried. The next regular monthly meeting of the Tri-Parish Council will be held on May 14, 2008 at 5:15 pm at Our Lady of Lourdes.

Respectfully submitted,
Gail Estes