



SPECIAL CALL BOARD MEETING MINUTES
FRIDAY OCTOBER 28, 2016 12:00 P.M.
CDA PUBLIC LIBRARY COMMUNITY ROOM
IGNITE CDA / CITY COUNCIL WORKSHOP

CALL TO ORDER

Chairman Hoskins called the **ignite cda** board meeting to order at 12:00 p.m.

ignite cda board members present: Davis, Jordan, Widmyer, Metts, Hoskins, Armon.

ignite cda staff present: Berns **ignite cda legal counsel present:** Quade

Following are the minutes of the workshop as prepared by Renata McLeod, City Clerk.

**MINUTES OF A CONTINUED MEETING OF THE CITY
COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO,
HELD IN THE OLD COUNCIL CHAMBERS, CITY HALL**
October 28, 2016

The Mayor and Council of the City of Coeur d'Alene met in a continued session of said Council at the Coeur d'Alene City Library Community Room October 28, 2016 at 12:00 noon, there being present upon roll call the following members:

Steve Widmyer, Mayor

Loren Ron Edinger) Members of Council Present
Dan Gookin)
Kiki Miller)
Amy Evans)
Dan English)
Woody McEvers)

Members of Executive Team Present: Jim Hammond, City Administrator; Sam Taylor, Deputy City Administrator; Troy Tymesen, Finance Director; Randy Adams Deputy City Attorney; Bill Greenwood, Parks & Recreation Director; and Hilary Anderson, Community Planning Director.

ignite cda BOARD MEMBERS PRESENT: Scott Hoskins, Chairman, and Board members Denny Davis, Mic Armon, Brad Jordan, and Alivia Metts. Legal Counsel Danielle Quade and Executive Director Tony Berns were also present.

CALL TO ORDER: Mayor Widmyer called the meeting to order.

Chairman Hoskins called the ignite cda meeting to order and conducted a silent roll call.

WORKSHOP: City Administrator Jim Hammond said that he hoped this meeting would serve as a method of open communication between the Council and ignite cda to aid in open discussion and input.

LAKE DISTRICT (SUNSETS 2021) – Executive Director Tony Berns reviewed the district boundary and provided an overview of the ignite cda-owned parcels. He reviewed the potential projects within the Lake District to include a parking facility located on the old federal building block (4th & CDA Avenue,) the North Idaho Collaborative Education Facility (Higher Education Campus), the Four Corner Master Plan – funding of additional plan elements, and a Midtown Modern Theater initiative.

Discussion ensued regarding a parking facility design to include a lower level entry based on existing grades and the need for parking based on the recent parking study and future needs. The property owned at 213 N. 4th, 308 Coeur d'Alene Avenue, and the City owned surface parking lot on Coeur d'Alene Avenue would serve as the land for the parking facility. Commissioner Jordon felt that 301 and 311 Lakeside Avenue would be surplus property and not needed for the parking facility. Commissioner Armon clarified that the City and ignite cda would need to trade properties prior to the start of the parking facility construction, which could begin next year. Councilmember Gookin felt that this project would spur economic development. Chairman Hoskins noted that a two- story draft design contains approximately 180 stalls for two stories. Chairman Davis reminded the group that with the loss of existing surface parking, the net gain for the two-story design would be approximately 130 stalls. Mayor Widmyer felt that this project could turn the downtown into a multi-street downtown rather than one street. Commissioner Armon asked if the Council would want to go another level to gain more stalls. Councilmember McEvers felt it gets more expensive down the road, so they should work toward more stalls now. Commissioner Jordon asked how important the Council felt it would be to acquire other parcels abutting the project. Councilmember Miller explained that she felt it was very important as the land will not always be available and it allows for more design options. Councilmember Gookin felt it would allow for other points of egress and ingress. Mr. Hammond suggested that the agency bring the cost per stall information back to Council as, it is available, for a final determination on size and design.

Mr. Berns shared that the Agency has committed \$2.5 Million toward the North Idaho Collaborative Education Facility (Higher Education Campus) with the approximately \$9 Million project slated to start next year. Councilmember Gookin expressed concern with brick and mortar buildings as more and more classes are on-line. Additionally, he objects to tax increment funding going toward the project, as they are a non-tax paying entity.

Parks and Recreation Director Bill Greenwood explained that the elements within the Four Corners Master Plan have moved a bit and that he will be bringing the concept forward to ignite cda for a funding request soon. Mr. Hammond explained that the Master Plan submitted to BLM was to demonstrate potential use, but these alterations do not violate the terms that it must benefit education or outdoor recreation.

Councilmember Evans clarified that the BLM will need to conduct a needs assessment/impact study on the proposed use, so future changes will cause additional work for BLM staff. Mr. Greenwood stated that the skateboard park foundation has been working on a conceptual design; however, the City needs the BLM Lease Agreement before they can break ground.

Mr. Berns reviewed the location of the proposed Midtown Modern Theater initiative. The intent is for ignite cda and The Housing Company to wait until the Modern Theater Company comes back with funding options for the \$12 Million project. Councilmember McEvers questioned if ignite cda should wait for this project or move forward based on the sunset of the district approaching. Commissioner Jordon explained that they had done a request for proposals for this parcel in the past but none could come up with a profitable proposal; however, they could do another request for proposals. Discussion ensued regarding selling the property and best use. Councilmember English stated that the timeline for the theater should be quicker and they should seek out a tax revenue project. Additional discussion ensued regarding neighborhood support, the pace of fundraising needed, and selling the property.

Mr. Berns discussed the following disposition of property prior to the 2021 Lake District sunset: Front Avenue (CDA Public Library property); Young Avenue Properties; North Park Drive Properties; 301 and 311 Lakeside; 213 4th Street; 308 Coeur d'Alene Avenue; 813-821 and 823 N. 4th Street; 839 and 845 N. 4th Street; and BNSF Railroad right-of-way property.

Discussion ensued regarding land trades and concepts for use of the parcels from office space to housing. Councilmember Gookin felt that the lots along Park Drive could be sold as individual lots rather than developed as multi-family units. Commissioner Davis also noted that some citizens expressed interest in extending the property into parkland. Councilmember Miller expressed concern about the timing of the land swap between the City and ignite cda as a potential hold up to the project. Mr. Greenwood explained that this is a piece of the larger puzzle and the BLM Lease.

RIVER DISTRICT (SUNSETS 2027) – Mr. Berns reviewed the potential projects within the River District to include Seltice Way revitalization, KMPO City Link Transit Center, Mill River – Johnson Park expansion and Railroad right-of-way improvements, and a potential project area north of Seltice Way (YJ area).

Deputy City Administrator Sam Taylor noted that the Council recently discussed the Seltice Way revitalization and gave direction regarding the bike lanes. This is a main entrance/ gateway into the city and the current funding commitment by ignite cda is \$3.5 Million, with a current project estimate of \$4.5 Million. Mr. Hammond explained that the City is working with other property owners to participate in the costs. Mr. Berns noted that the agency has a partnership “placeholder” in the River District for a potential

KMPO transit center, but they have not been recently approached for funding. Mr. Hammond noted that the County is conducting a study regarding a fare-for-service system and the need for the transit center. He noted that there are a couple Mill River projects including the Johnson Park expansion. Mr. Greenwood said that he has had a few conversations with the homeowner's association and discussed the railroad property for parking and park expansion. Mayor Widmyer noted that the City should reach out to the homeowner's association and begin discussions.

Mr. Hammond said that there is the potential for projects on the north side of Seltice Way and opened the meeting up for discussion. Mayor Widmyer noted that the property is within the County and would need to be annexed into the City. Discussion ensued about sewer opportunities drawing development into the city.

Mr. Berns reviewed the district boundary and its potential for expansion to include a portion of the old Atlas Mill property. He clarified that the district's acreage can only be increased by 10% and that any expansion must be contiguous to existing district property. Mayor Widmyer thought that it would be interesting to explore what development could occur in the area. Local developer, Jeremy Voeller explained that they had presented a future mixed-used development project within the old Atlas Mill site and are looking to make some decisions within the next few months. Councilmember Miller noted that the community would like more access to waterfront and that would be more of a priority than the YJ property development. Discussion ensued regarding an urban renewal agency district expansion and benefits of assigning a revenue allocation area.

Councilmember Gookin noted that the Agency is providing funding to a project across the street from City Hall; "the old shady pines apartments," and that the code allows urban renewal agencies to pay for relocation costs to those who live there currently and recommended the agency consider paying those costs.

Commissioner Armon explained that the Agency looks at each project proposal individually; however, with current market conditions projects do not always need to be funded. He asked the Council for more direction on how projects should be prioritized for funding. Councilmember McEvers felt that as the Agency plans for its Lake District closure he thinks they have to determine if the project really needs the help or if ignite cda really wants to do the project. Commissioner Armon clarified that in the Lake District they look at how quickly the project's approved public improvements can be reimbursed. Councilmember Miller suggested that ignite cda and City Council begin having quarterly workshops to help guide the sun setting of the Lake District over the next four years. Mr. Hammond suggested the next meeting be held after the parking garage costs are known.

Motion by Davis, seconded by Armon to adjourn the ignite cda portion of the meeting.
Motion carried.

ADJOURN: Motion by Gookin, seconded by Miller that there being no further business, this meeting of the City Council is adjourned. **Motion carried.**

The meeting adjourned at 1:54p.m.