

**EXHIBIT 1**

**FIRST AMENDMENT TO THE  
RIVER DISTRICT REDEVELOPMENT PLAN**

**URBAN RENEWAL PROJECT**

**COEUR D'ALENE URBAN RENEWAL AGENCY  
(formerly d/b/a the Lake City Development Corporation and now d/b/a ignite cda)**

**CITY OF COEUR D'ALENE, IDAHO**

**Ordinance No. 3155  
Adopted November 18, 2003  
Effective November 26, 2003**

**First Amendment to the  
River District Redevelopment Plan  
Ordinance No. 3543  
Adopted July 13, 2016  
Effective July 15, 2016**

# EXHIBIT 1

## BACKGROUND

This First Amendment (“First Amendment”) to the River District Redevelopment Plan (the “Plan”) deannexes certain parcels from the plan area/revenue allocation area created by the Plan commonly referred to as the “River District Project Area.” The scope of this First Amendment is limited to addressing the deannexation of certain parcels from the River District Project Area. It is important to note the deannexation of parcels from the River District Project Area does not change the termination date.

As a result of the deannexation, in 2016 through the remaining years of the Plan, the Coeur d’Alene Urban Renewal Agency formerly d/b/a Lake City Development Corporation and now d/b/a ignite cda (the “Agency”) will cease receiving an allocation of revenues from the deannexed parcels. The increment value of the parcels deannexed from the River District Project Area shall be included in the net taxable value of the taxing district when calculating the subsequent property tax levies pursuant to section 63-803, Idaho Code. The increment value shall also be included in subsequent notification of taxable value for each taxing district pursuant to section 63-1312, Idaho Code, and subsequent certification of actual and adjusted market values for each school district pursuant to section 63-315, Idaho Code. The Kootenai County Assessor’s Office maintains the value information, including the increment value, if any, included on the new construction roll for new construction associated with the deannexed parcels. The amount added to the new construction roll will equal the amount by which the December 31, 2015, increment value exceeds the incremental value as of December 31, 2006.

House Bill 606, effective July 1, 2016, amended the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”) confirming that a plan amendment to the Plan does not result in a reset of the base assessment roll values: “[f]or plans adopted or modified prior to July 1, 2016, and for subsequent modifications of those urban renewal plans, the value of the base assessment roll of property within the revenue allocation area shall be determined as if the modification had not occurred.” Idaho Code § 50-2903(4). Further a plan amendment to accommodate a de-annexation in the revenue allocation boundary is also an identified exception to the base reset requirement. Idaho Code § 50-2903A(1)(a)(iii).

## AMENDMENTS TO THE PLAN

1. Definitions. Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Plan.
2. The following defined terms are amended throughout the Plan as follows:
  - (a) Delete “LCDC” and replace with “Agency.”
  - (b) Delete “Project Area” and replace with “Amended Project Area” except where specifically referenced in this First Amendment.

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3 Amendment to Section 102.1 of the Plan.

(a) Section 102.1 entitled “CONFORMANCE WITH STATE OF IDAHO URBAN RENEWAL LAW OF 1965, AS AMENDED” is amended by adding a new paragraph to the end of the existing language as follows:

This First Amendment to the River District Redevelopment Plan (the “First Amendment”) deannexes certain parcels from the existing Project Area, resulting in an “Amended Project Area” as further described in Attachments 1 and 2. Pursuant to the Law, the City Council, having published due notice thereof, held a public hearing on the First Amendment. Notice of the hearing was duly published in a newspaper having general circulation. The City Council adopted the First Amendment on July 13, 2016, pursuant to Ordinance No. 3543.

4. Amendment to Section 200 of the Plan.

(a) Section 200 entitled “DESCRIPTION OF PROJECT AREA” is deleted and replaced as follows:

### **DESCRIPTION OF THE AMENDED PROJECT AREA**

The boundaries of the Amended Project Area and of the Amended Revenue Allocation Area pursuant to the First Amendment are described in Attachment 1, which is attached hereto and incorporated herein by reference, and are shown on the Amended Project Area and Amended Revenue Allocation Area Boundary Map, attached hereto as Attachment 2 and incorporated herein by reference.

5. Amendment to Section 302 of the Plan.

(a) Section 302 is amended by deleting the first sentence of the second paragraph and replacing it as follows:

The Amended Project Area consists of approximately 56.50 acres, with boundaries along the I-90 freeway on the north, Huetter Road on the west, Spokane River on the south, and Beebe Boulevard on the east, less the parcels deannexed pursuant to the First Amendment as shown on Attachments 1 and 2.

6. Amendment to Section 504 of the Plan.

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(a) Section 504 is amended by adding a new sentence immediately following the end of the first sentence of the first paragraph as follows: Revenue allocation financing authority for the deannexed parcels pursuant to the First Amendment will be terminated effective January 1, 2016.

(b) Section 504 is amended by adding a new sentence following the first sentence of the fourth paragraph as follows: The estimated financial impact to the Agency as a result of the deannexation of certain parcels from the existing Project Area pursuant to the First Amendment is set forth in the Supplement to the Economic Feasibility Study for the River District Urban Renewal Area in Attachment 5A.

7. Amendment to Section 504.1 of the Plan.

(a) Section 504.1 is amended by adding a new sentence immediately following the end of the second sentence as follows: No modifications to the Study have been made as a result of this First Amendment; however, the estimated financial impact to the Agency as a result of the deannexation of certain parcels from the existing Project Area pursuant to the First Amendment is set forth in the Supplement to the Economic Feasibility Study for the River District Urban Renewal Area in Attachment 5A.

8. Amendment to Section 504.3 of the Plan.

(a) Section 504.3 is amended by adding a new sentence at the end of the paragraph as follows: The deannexation of parcels from the existing Project Area pursuant to the First Amendment will not change this analysis.

9. Amendment to Section 504.4 of the Plan.

(a) Section 504.4 is amended by adding a new sentence at the end of the second paragraph as follows: The deannexation of parcels from the existing Project Area pursuant to the First Amendment will impact the amount of revenue generated by revenue allocation as set forth in Attachment 5A.

(b) Section 504.4 is amended by adding a new sentence at the end of the third paragraph as follows: Based on the findings set forth in Attachment 5A pursuant to the First Amendment the conclusion is the deannexation of certain parcels from the existing Project Area pursuant to the First Amendment does not change the analysis and the Project continues to be feasible.

## EXHIBIT 1

10. Amendment to Attachment 1 of the Plan.

(a) Attachment 1 entitled “Description of the Project Area and Revenue Allocation Area Boundaries” is deleted and replaced with Attachment 1 entitled “Description of the Amended Project Area and Amended Revenue Allocation Area Boundaries,” attached hereto.

11. Amendment to Attachment 2 of the Plan.

(a) Attachment 2 entitled “Project Area – Revenue Allocation Area Boundary Map” is deleted and replaced with Attachment 2 entitled “Amended Project Area-Amended Revenue Allocation Area Boundary Map,” attached hereto.

12. Amendment to Plan to add new Attachment 5A.

(a) The Plan is amended to add new Attachment 5A entitled “Supplement to the Economic Feasibility Study for the River District Urban Renewal Area,” attached hereto.

13. River District Redevelopment Plan Remains in Effect. Except as expressly modified in this First Amendment, the Plan and the Attachments thereto remain in full force and effect.

## EXHIBIT 1 - ATTACHMENT 1

### Description of the Amended Project Area and Amended Revenue Allocation Area Boundaries

#### River URD

#### De-annexation Legal Description

Those portions of the southwest quarter and the southeast quarter of Section 4, Government Lot 4 of Section 8 and Government Lots 1, 2 and 3 of Section 9, all within Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, and 34, Block 1 of Edgewater at Mill River as recorded in Book J of Plats, Pages 60, 60A and 60B, records of Kootenai County, Idaho;

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, Block 6 and Lot 1, Block 7 of Mill River First Addition as recoded in Book J of Plats, Pages 202, 202A, 202B, 202C and 202D, records of Kootenai County, Idaho;

Lots 1 and 2, Block 1 of Seltice Medical as recorded in Book K of Plats, Pages 90 and 90A, records of Kootenai County, Idaho;

Lots 2, 3, 4, 5 and 6, Block 1 of Twenty-Six as recorded in Book K of Plats, Pages 298, 298B and 298C, records of Kootenai County, Idaho;

Lots 1 and 2, Block 1 of Mill River Fourth Addition as recorded in Book K of Plats, Pages 409 and 409A, records of Kootenai County, Idaho;

#### TOGETHER WITH AND INCLUDING

The West 350 feet of Kootenai County Tax Number 11968, identified as being recorded in a Warranty Deed Book 307, Page 334 on 7/23/80, more particularly described as follows:

That portion of the abandoned 100 feet wide railroad right of way described on Page 175, Book 286, Records Office, Kootenai County, Idaho, more particularly described as follows: BEGINNING at the southwest corner of Section 4, Township 50 North, Range 4 West, Boise Meridian; thence North  $53^{\circ}20'09''$  East, 1622.52 feet to the TRUE POINT OF BEGINNING, said point being also the intersection of the South line said abandoned railroad right of way and the West line of the SE 1/4, of the SW 1/4, of said Section 4; thence North  $01^{\circ}28'47''$  West, along said West line, 104.56 feet to point lying on the North line of said abandoned railroad right of way line; thence South  $74^{\circ}29'54''$  East, along said North line 365.96 feet to a point on the East line of said West 350 feet; thence along said East line South  $01^{\circ}28'47''$  East 104.56 feet to a point lying on the South line of said abandoned right of way; thence along said South line North  $74^{\circ}29'54''$  West, 365.96 feet to the TRUE POINT OF BEGINNING. This Tax Number description was compiled from existing records and does not constitute a surveyed description of the actual parcel. This description was created from said Warranty Deed and calculations were performed to determine the geometry to mathematically define the West 350 feet. No field surveys were performed.

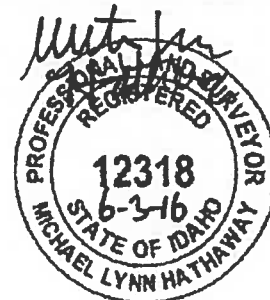


EXHIBIT 1 - ATTACHMENT 2

EXHIBIT 1 - ATTACHMENT 2

Amended Project Area - Amended Revenue Allocation Area Boundary Map

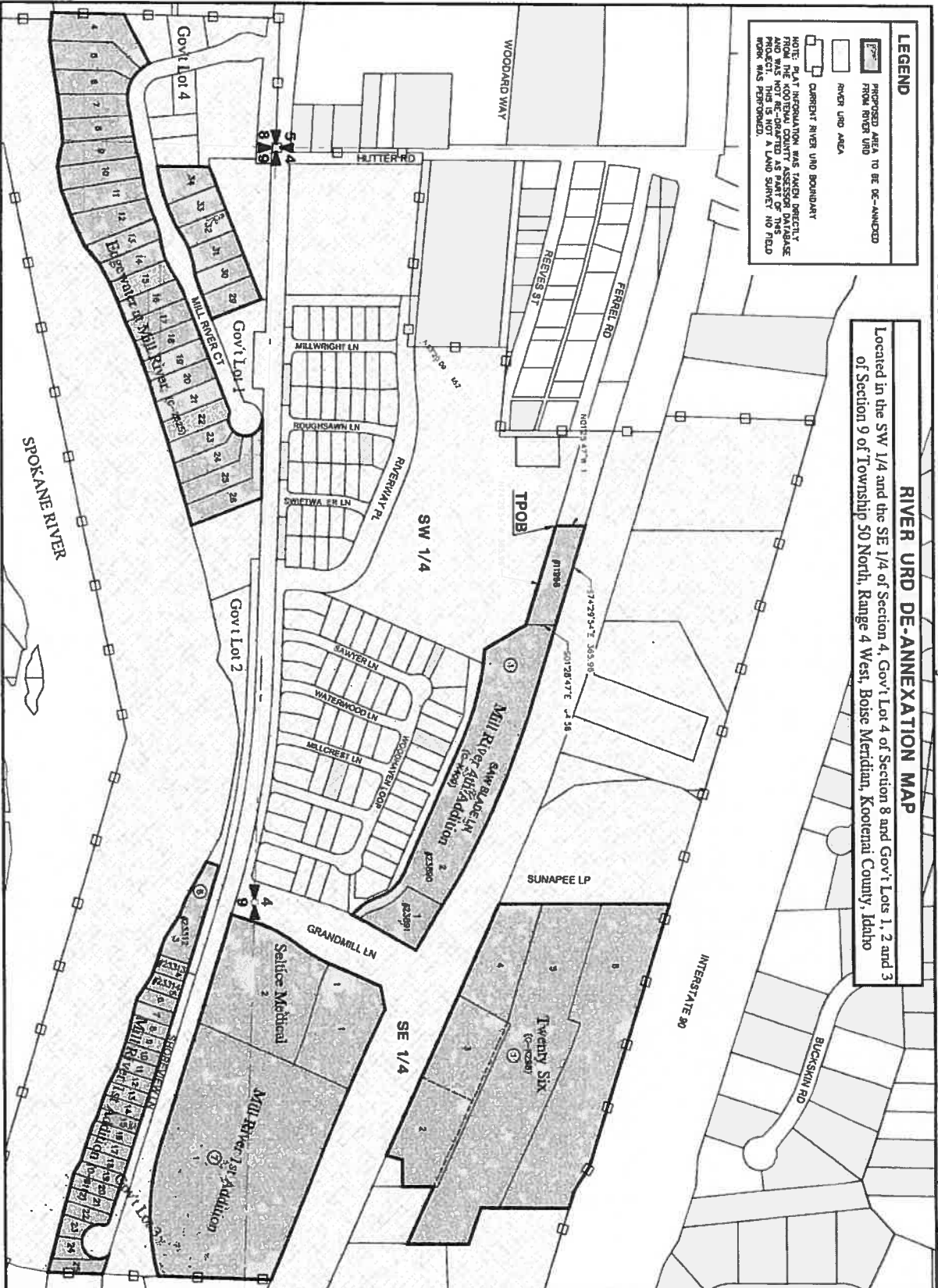
**LEGEND**

- PROPOSED AREA TO BE DE-ANNEXED FROM RIVER URD
- RIVER URD AREA
- CURRENT RIVER URD BOUNDARY

NOTE: PLAT INFORMATION WAS TAKEN DIRECTLY FROM THE ORIGINAL RECORDS OF THE COUNTY AND WAS NOT RE-CHECKED AS PART OF THIS PROJECT. THIS IS NOT A LAND SURVEY. NO FIELD WORK WAS PERFORMED.

**RIVER URD DE-ANNEXATION MAP**

Located in the SW 1/4 and the SE 1/4 of Section 4, Gov't Lot 4 of Section 8 and Gov't Lots 1, 2 and 3 of Section 9 of Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho



**RIVER URD DE-ANNEXATION MAP**

**WELCH-COMER ENGINEERS & SURVEYORS**

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 350 E. Kathleen Ave. (toll free) 877-815-5672  
 Coeur d'Alene, ID 83815 (fax) 208-664-5946

NO DATE REVISION DESCRIPTION

PROJECT NO.:  
 DRAWN BY: J.A.L./J.S.  
 CHECKED BY: J.A.L./J.S.  
 DWG. NAME: 41860802.DWG  
 DATE: 7-15-18  
 SHEET NO.:

GRAPHIC SCALE  
 1" = 100 FT  
 1" = 200 FT

This drawing is the property of Welch-Comer Engineers & Surveyors, Inc. It is not to be used for any other project without the written permission of Welch-Comer Engineers & Surveyors, Inc.

## FINANCIAL ANALYSIS

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- Exhibit D – Parcels to Be De-Annexed



## FINANCIAL ANALYSIS

### INTRODUCTION

The Panhandle Area Council is pleased to assist the City of Coeur d'Alene and its Urban Renewal Agency, ignite cda, on a financial analysis of the impact of the City's proposal to de-annex parcels from both its Lake and River Districts. The City proposes to take this action in order to receive a portion of the tax increment that has been diverted to the Agency since 1997 in the Lake District and 2003 in the River District. The City has recognized the need for extra tax revenue for staffing its fourth fire station, scheduled to open in 2016, and the opportunity to reduce property taxes in the county.

### IMPACT ON LOCAL GOVERNMENTS

The action would also potentially impact the budgets of other local governments, including North Idaho College and Kootenai County. Local governments would be allowed to add the amounts shown to their budgets for FY 2016-17, or use the new revenues to lower taxes for their constituents.

A breakdown of the funds to be received, defined as New Construction by the Idaho State Tax Commission:

**TABLE 1  
NEW CONSTRUCTION – BY AGENCY – FY 2016-2017**

<b>Tax Authority</b>	<b>Levy Rate</b>	<b>Tax Change</b>
Coeur d'Alene Bond	0.000044342	\$ 3,418.87
City of Coeur d'Alene	0.005857486	451,623.35
TOTAL – City of Coeur d'Alene		455,042.22
Kootenai County	0.003178062	245,034.64
North Idaho College	0.001098933	84,729.82
Post Falls Highway District	0.000647527	37,828.66
Lakes Highway District	0.000758112	14,162.82
Kootenai County EMS	0.000171693	13,237.88
School District 271	0.000009062	698.71
Total		\$ 850,734.75

Source: Kootenai County Assessor

## EXHIBIT 1 - ATTACHMENT 5A

### BASIS OF THE ANALYSIS

The following assumptions have been used to determine the impact on the Agency:

1. The City Council will approve an ordinance no later than July 25, 2016 to de-annex the parcels Identified via the Kootenai County Assessor.
2. The State Tax Commission has determined that properties de-annexed prior to that date are to be included in the New Construction Rolls of each affected agency, and therefore eligible for inclusion in their budgets for FY 2016-17. The discussion of the timing of the receipt of the taxes to local governments from Alan Dornfest of the State Tax Commission can be found in Exhibit A.
3. The Assessed Value of the Net Tax Increment of each District of the Agency, as of January 1, 2016 is as follows:
  - **Lake District:** Value of the increment above the base value on January 1, 1997 is \$373,126,242.
  - **River District:** Value of the increment above the base value on January 1, 2003 is \$194,264,624.
4. The 2015 net increment values may change based on the subsequent tax rolls calculated by the County Assessor. And, although they are certain to change in future years, the analysis assumes the increment values will remain fixed for the life of the Districts, at their current 2015 values.
5. Although they too are certain to change, the Tax Levy Rates as of December 31, 2015 are fixed for the life of the Districts, as stated in Table 1 on Page 1.
6. Although not needed to mitigate the financial impact on the Lake District, some buildings and sites may be declared as surplus and sold, based on their non-depreciated value as of September 30, 2015.
7. The final installment of the Revenue Allocation Bond with Washington Trust Bank, in the amount of \$1,039,260, will be paid from restricted funds in the Debt Reserve Fund established and maintained by the Agency. The balance remaining, estimated at \$310,740, will become unrestricted cash at that time.
8. The Agency will work with Washington Trust Bank to provide further security for the Revenue Allocation Bonds, if required by their covenants, including increasing the Debt Service Reserve or using existing assets as collateral.
9. Operating expenses remain fixed for the life of the Districts, with the exception of salaries and overhead, which increase by 3% annually. The salaries and overhead expenses are split equally between the Districts through 2021, at which time the Lake District closes, and the salaries and benefits are halved.
10. Future projects of the Agency have been included, based on the Agency's projections, and in the timeline set forth by them.
11. Special Project Reserves in the amount of \$3 million in the Lake District and \$5 million in the River District are included. These are funds for grants for public projects not yet requested by local governments or identified by the Agency. The city may also partner with the Agency to fund other requested grant projects, if necessary.

## EXHIBIT 1 - ATTACHMENT 5A

### SUMMARY

Exhibit B details the impact on the Districts, as follows:

1. **Lake District:** With the loss of the current value of the increment since 1997 on the de-annexed parcels, **\$24,077,194**, the Agency will see **\$337,093** less in incremental taxes per year, beginning in 2017. The total over the five remaining years of the District is **\$1,685,465**. Please see Chart 1, Exhibit C.

However, this is partially offset by the new construction in the District, **\$64,863**, and the use of the Debt Service Reserve, **\$1,305,337**, to retire the final installment on the Washington Trust Bank Revenue Allocation Bonds.

Based on the analysis, there will be no impact on the Lake District for current projects or those currently proposed by the Agency.

However, the Agency may be restricted on the amount they can provide for public infrastructure via grants to local governments. As noted, the Agency has set aside \$3 million in the Special Projects Reserve, in addition to \$3.6 million for the Four Corners Project, \$2.5 million for an Education Facility, \$1.85 million for a Parking Structure and \$500,000 for Midtown initiatives.

2. **River District:** With the loss of the current value of the increment since 2003 on the de-annexed parcels, **\$86,688,437**, the Agency will see **\$1,003,337** less in incremental taxes, beginning in 2017. The total over the eleven remaining years of the District is **\$11,036,707**. Please see Chart 2, Exhibit C.

Based on the analysis, there is no financial impact on the River District for currently anticipated projects, despite the fact the de-annexation removes 44% of its increment. However, future grants to local governments, slated at \$12.2 million, would be reduced to \$5 million over 12 years. This is in addition to \$3.5 million for improvements to Seltice Way, \$500,000 for the transit center and \$100,000 for the BNSF property. Another impact is that by reducing the acreage of the District, the ability to amend its boundary to include the Atlas property would be reduced, since it is restricted to being 10% of the size of the District.

### FINAL NOTE:

Coeur d'Alene's urban renewal agency, ignite cda, has in PAC's view done a remarkable job since its inception in 1997. Local critics, including some elected officials, believe its creation has increased taxes because of those being diverted to the Agency. This is simply not the case, as current law does not allow it. We believe de-annexing parcels before the close of a District is an extremely effective way to utilize this valuable tool, and we commend the parties for working together to do so.

## EXHIBIT 1 - ATTACHMENT 5A

### EXHIBIT A TIMING OF THE RECEIPT OF TAX DOLLARS FROM DE-ANNEXATION

**From:** Alan Dornfest, Idaho State Tax Commission  
**To:** Mayor Steve Widmyer, City Administrator Jim Hammond  
**Subject:** De-annexation of URD properties

It really depends on when the agency no longer expects to receive money for increment value within the portion of the RAA (Revenue Allocation Area) being de-annexed. Assume, for example that the URA does not need any more money from these properties and expects nothing from 2016 property taxes (ie: the ones paid in December 2016). If the de-annexation ordinance is effective before July 25, the increment value (or at least the growth in this value since 2006) can be counted as new construction for taxing district budgeting purposes for their FY 2017 budgets – fulfilled with 2016 property taxes. That's the best scenario – try to meet the July deadline. There is no way to extend it. If you are not planning to de-annex for this tax cycle, then just move these dates ahead a year. In that case, the cleanest scenario would be to de-annex as of the end of this calendar year.

**Alan S. Dornfest • Property Tax Policy Supervisor**  
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EXHIBIT B  
Ignite cda - LAKE DISTRICT  
SCHEDULE OF SOURCES AND USES OF FUNDS

EXHIBIT 1 - ATTACHMENT 5A

SOURCES OF FUNDS	2016	2017	2018	2019	2020	2021
<b>TAX INCREMENT FINANCING REVENUES</b>						
Assessed Values Above 1997 Base Value (1)	\$ 373,126,242	\$ 349,049,048	\$ 349,049,048	\$ 349,049,048	\$ 349,049,048	\$ 349,049,048
<b>Levy Rates (From Kootenai County Assessor):</b>						
Kootenai County	0.003178062					
City of Coeur d'Alene- bond	0.000044342					
City of Coeur d'Alene- bond	0.000188847					
City of Coeur d'Alene	0.005857488					
Lakes Highway District	0.000758112					
Coeur d'Alene School District	0.000009062					
NIC	0.001098933					
Kootenai County Ambulance	0.000171693					
<b>Total Levy Rate</b>	<b>0.011308537</b>					
Net Incremental Tax Revenue	\$ 4,218,766	\$ 3,946,536	\$ 3,946,536	\$ 3,946,536	\$ 3,946,536	\$ 3,946,536
Less: Art Fund at 2%	84,375	78,931	78,931	78,931	78,931	78,931
<b>TOTAL REVENUES - TAX INCREMENT</b>	<b>\$ 4,134,391</b>	<b>\$ 3,867,605</b>	<b>\$ 3,867,605</b>	<b>\$ 3,867,605</b>	<b>\$ 3,867,605</b>	<b>\$ 3,867,605</b>
BEGINNING CASH - 9/30/2015 AUDIT	\$ 4,240,545	\$ 3,632,757	\$ 2,591,266	\$ 1,024,533	\$ 1,058,474	\$ 1,085,972
OTHER REVENUES (Including Rentals)	129,000	114,600	114,600	114,600	114,600	114,600
SALE OF BUILDINGS AND SITES (2)						
REFUND WATRUST DEBT RESERVE (3)						310,740
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$ 8,503,936</b>	<b>\$ 7,614,962</b>	<b>\$ 6,573,471</b>	<b>\$ 5,006,738</b>	<b>\$ 5,040,679</b>	<b>\$ 5,378,917</b>

USES OF FUNDS	2016	2017	2018	2019	2020	2021
<b>OPERATING COSTS (Agency 2016 Budget):</b>						
Salaries/Benefits (50-50 with River URD, 3%)	\$ 89,106	\$ 91,779	\$ 94,532	\$ 97,368	\$ 100,289	\$ 103,298
Office, Travel and Utilities	25,370	25,370	25,370	25,370	25,370	25,370
Professional Services	65,880	65,880	65,880	65,880	65,880	65,880
Communications (4)	20,000	5,000	5,000	5,000	5,000	5,000
Insurance	2,699	2,699	2,699	2,699	2,699	2,699
Property Management	80,922	80,922	80,922	80,922	80,922	80,922
Organizational Dues	4,855	4,855	4,855	4,855	4,855	4,855
Parking Initiatives (4)	25,000	-	-	-	-	-
Planning (4)	75,000	25,000	25,000	25,000	25,000	25,000
Special Reserve (5)		350,000	350,000	350,000	350,000	1,600,000
<b>TOTAL OPERATING COSTS</b>	<b>\$ 388,832</b>	<b>\$ 651,505</b>	<b>\$ 654,258</b>	<b>\$ 657,094</b>	<b>\$ 660,015</b>	<b>\$ 1,913,024</b>
<b>CAPITAL COSTS (9/30/2015 Audit, Unless Noted):</b>						
Washington Trust Bank (3)	\$ 2,080,000	\$ 2,080,000	\$ 2,080,000	\$ 2,080,000	\$ 2,080,000	\$ -
Parking Structure (4)		370,635	370,635	370,635	370,635	370,635
Education Facility (6)		1,250,000	1,250,000			
Midtown (4)		250,000	250,000			
Four Corners (4)	1,600,000	250,000	250,000	750,000	750,000	
609 Lofts IRA	29,988	32,631	33,937	35,294	36,706	38,174
Ice Plant IRA	44,812	48,762	50,713	52,741	54,851	
Chamber DDA	2,500	2,500	2,500	2,500	2,500	2,500
809 Third Property Debt	24,540	24,540	279,472			
301 Lakeside Debt	418,028					
Coeur d'Alene Public Library Debt	63,123	63,123	327,423			
712 Young Avenue Debt	219,356					
<b>TOTAL CAPITAL COSTS</b>	<b>\$ 4,482,347</b>	<b>\$ 4,372,181</b>	<b>\$ 4,894,680</b>	<b>\$ 3,291,170</b>	<b>\$ 3,294,692</b>	<b>\$ 411,309</b>
<b>TOTAL USES OF FUNDS</b>	<b>\$ 4,871,179</b>	<b>\$ 5,023,686</b>	<b>\$ 5,548,938</b>	<b>\$ 3,948,264</b>	<b>\$ 3,954,707</b>	<b>\$ 2,324,333</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 3,632,757</b>	<b>\$ 2,591,266</b>	<b>\$ 1,024,533</b>	<b>\$ 1,058,474</b>	<b>\$ 1,085,972</b>	<b>\$ 3,054,584</b>

Note (1): 2017 Values, from Assessor:	2015 Value	Levy Rate	Less Increment	New Const.	New Increment	Net Change
De-annexed Parcels - Lake District	\$ 29,813,992	0.011308537	\$ 337,093	\$ 5,736,798	\$ 64,863	\$ 24,077,194
De-annexed Parcels - River District	89,616,051	0.011195952	1,003,337	2,927,614	32,777	86,688,437
<b>TOTAL</b>	<b>\$ 119,430,043</b>		<b>\$ 1,340,430</b>	<b>\$ 8,664,412</b>	<b>\$ 97,640</b>	<b>\$ 110,765,631</b>

Note (2): The sale of buildings and sites acquired by tax increment in the Lake District, on the books for \$2,679,953, are NOT included.

Note (3): Assumes the final bond payment to Washington Trust Bank will be from the Bond Reserve Account, currently \$1,305,337, leaving a net balance of \$310,740.

Note (4): From Ignite cda projections.

Note (5): Allows funding for local government projects that yet may come before the Agency (\$3 million.)

Note (6): Funding over 2 years for the Education Facility, as endorsed by NIC.

Ignite cda - RIVER DISTRICT  
 SCHEDULE OF SOURCES AND USES OF FUNDS  
 FY 2016 - 2021

EXHIBIT I - ATTACHMENT 5A

SOURCES OF FUNDS	2016	2017	2018	2019	2020	2021
<b>TAX INCREMENT FINANCING REVENUES</b>						
Assessed Values Above 1997 Base Value (1)	\$ 194,264,624	\$ 107,576,187	\$ 107,576,187	\$ 107,576,187	\$ 107,576,187	\$ 107,576,187
<b>Levy Rates (From Kootenai County Assessor):</b>						
Kootenai County	0.003178062					
City of Coeur d'Alene- bond	0.000044342					
City of Coeur d'Alene- bond	0.000188847					
City of Coeur d'Alene	0.005857486					
Post Falls Highway District	0.000647527					
Coeur d'Alene School District	0.00009062					
NIC	0.001098933					
Kootenai County Ambulance	0.000171893					
<b>Total Levy Rate</b>	<b>0.011195952</b>					
Net Incremental Tax Revenue	2,174,977	1,204,418	1,204,418	1,204,418	1,204,418	1,204,418
Less: Art Fund at 2%	43,500	24,088	24,088	24,088	24,088	24,088
<b>TOTAL REVENUES - TAX INCREMENT</b>	<b>\$ 2,131,477</b>	<b>\$ 1,180,330</b>	<b>\$ 1,180,330</b>	<b>\$ 1,180,330</b>	<b>\$ 1,180,330</b>	<b>\$ 1,180,330</b>
BEGINNING CASH - 9/30/2015 AUDIT	\$ 4,845,159	\$ 6,074,933	\$ 3,064,113	\$ 2,550,170	\$ 2,526,199	\$ 2,491,972
OTHER REVENUES (Including Interest)	4,980	5,080	5,181	5,285	5,391	5,498
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$ 6,981,616</b>	<b>\$ 7,260,343</b>	<b>\$ 4,249,624</b>	<b>\$ 3,735,785</b>	<b>\$ 3,711,920</b>	<b>\$ 3,677,800</b>
<b>USES OF FUNDS</b>						
<b>OPERATING COSTS (Agency 2016 Budget):</b>						
Salaries/Benefits (50-50 until 2021, at 3%)	\$ 89,106	\$ 91,779	\$ 94,532	\$ 97,368	\$ 100,289	\$ 103,298
Office, Travel and Utilities	12,070	12,070	12,070	12,070	12,070	12,070
Professional Services	44,680	44,680	44,680	44,680	44,680	44,680
Communications	20,000	5,000	5,000	5,000	5,000	5,000
Insurance	2,699	2,699	2,699	2,699	2,699	2,699
Organizational Dues	4,855	4,855	4,855	4,855	4,855	4,855
Planning	278,000	25,000	25,000	25,000	25,000	25,000
Special Project Reserve (2)						
<b>TOTAL OPERATING COSTS</b>	<b>\$ 451,410</b>	<b>\$ 186,083</b>	<b>\$ 188,825</b>	<b>\$ 191,672</b>	<b>\$ 194,593</b>	<b>\$ 197,602</b>
<b>CAPITAL COSTS (9/30/2015 Audit, unless noted):</b>						
River West - Phase 1	\$ 282,349	\$ 287,996	\$ 293,756	\$ 299,631	\$ 305,624	\$ 311,736
River West - Phase 2	44,166	45,049	45,950	46,869	47,806	48,763
MR Seniors	12,250	12,495	12,745	13,000	13,260	13,525
River West Apartments	11,849	12,086	12,328	12,575	12,826	13,083
River West III Apartments	4,659	4,659	4,659	4,659	4,659	4,659
Circuit at Sellice (3)		47,862	47,862	47,862	47,862	47,862
BNSF (3)	100,000	100,000				
Sellice Way Project (3)		3,500,000				
KMPO/Tribe Transit Center (3)			500,000			
Bond - \$5 million, 10 years, 3.5% (4)			593,318	593,318	593,318	593,318
<b>TOTAL CAPITAL COSTS</b>	<b>\$ 455,273</b>	<b>\$ 4,010,147</b>	<b>\$ 1,510,618</b>	<b>\$ 1,017,914</b>	<b>\$ 1,025,355</b>	<b>\$ 1,032,946</b>
<b>TOTAL USES OF FUNDS</b>	<b>\$ 906,683</b>	<b>\$ 4,196,230</b>	<b>\$ 1,699,454</b>	<b>\$ 1,209,586</b>	<b>\$ 1,219,948</b>	<b>\$ 1,230,548</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 6,074,933</b>	<b>\$ 3,064,113</b>	<b>\$ 2,550,170</b>	<b>\$ 2,526,199</b>	<b>\$ 2,491,972</b>	<b>\$ 2,447,252</b>
Note (1): 2017 Values, from Assessor:	<u>2015 Value</u>	<u>Levy Rate</u>	<u>Less Increment</u>	<u>New Const.</u>	<u>New Increment</u>	<u>Net Change</u>
De-annexed Parcels - Lake District	\$ 29,813,992	0.011306537	\$ 337,093	\$ 5,736,798	\$ 64,863	\$ 24,077,194
De-annexed Parcels - River District	89,616,051	0.011195952	1,003,337	2,927,614	32,777	86,688,437
<b>TOTAL</b>	<b>\$ 119,430,043</b>		<b>\$ 1,340,430</b>	<b>\$ 8,664,412</b>	<b>\$ 97,640</b>	<b>\$ 110,765,631</b>

Note (2): From Ignite cda, which assumed funding for projects that yet may come before the Agency, moved to pay debt service (see note 4.)

Note (3): Projections from Ignite cda.

Note (4): Allows \$5 million in bonds in 2018 for projects that yet may come before the Agency.

SOURCES OF FUNDS	2022	2023	2024	2025	2026	2027
<b>TAX INCREMENT FINANCING REVENUES</b>						
Assessed Values Above 1997 Base Value (1)	\$ 107,576,187	\$ 107,576,187	\$ 107,576,187	\$ 107,576,187	\$ 107,576,187	\$ 107,576,187
<i>Levy Rates (From Kootenai County Assessor):</i>						
<i>Kootenai County</i>	<i>0.003178082</i>					
<i>City of Coeur d'Alene- bond</i>	<i>0.000044342</i>					
<i>City of Coeur d'Alene- bond</i>	<i>0.000188847</i>					
<i>City of Coeur d'Alene</i>	<i>0.005857486</i>					
<i>Post Falls Highway District</i>	<i>0.000647527</i>					
<i>Coeur d'Alene School District</i>	<i>0.000009082</i>					
<i>NIC</i>	<i>0.001098933</i>					
<i>Kootenai County Ambulance</i>	<i>0.000171693</i>					
<b>Total Levy Rate</b>	<b>0.011195952</b>					
<b>Net Incremental Tax Revenue</b>	<b>1,204,418</b>	<b>1,204,418</b>	<b>1,204,418</b>	<b>1,204,418</b>	<b>1,204,418</b>	<b>1,204,418</b>
<i>Less: Art Fund at 2%</i>	<i>24,088</i>	<i>24,088</i>	<i>24,088</i>	<i>24,088</i>	<i>24,088</i>	<i>24,088</i>
<b>TOTAL REVENUES - TAX INCREMENT</b>	<b>\$ 1,180,330</b>	<b>\$ 1,180,330</b>	<b>\$ 1,180,330</b>	<b>\$ 1,180,330</b>	<b>\$ 1,180,330</b>	<b>\$ 1,180,330</b>
<b>BEGINNING CASH - 9/30/2015 AUDIT</b>	<b>\$ 2,447,252</b>	<b>\$ 2,391,801</b>	<b>\$ 2,325,373</b>	<b>\$ 2,247,718</b>	<b>\$ 2,206,440</b>	<b>\$ 2,153,413</b>
<b>OTHER REVENUES (Including Interest)</b>	<b>5,608</b>	<b>5,720</b>	<b>5,835</b>	<b>5,952</b>	<b>6,071</b>	<b>6,192</b>
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$ 3,633,189</b>	<b>\$ 3,577,851</b>	<b>\$ 3,511,538</b>	<b>\$ 3,434,000</b>	<b>\$ 3,392,841</b>	<b>\$ 3,339,934</b>

USES OF FUNDS	2022	2023	2024	2025	2026	2027
<b>OPERATING COSTS (Agency 2016 Budget):</b>						
Salaries/Benefits (3% Annual Increase)	\$ 106,397	\$ 109,589	\$ 112,877	\$ 116,263	\$ 119,751	\$ 123,344
Office, Travel and Utilities	12,070	12,070	12,070	12,070	12,070	12,070
Professional Services	44,680	44,680	44,680	44,680	44,680	44,680
Communications	5,000	5,000	5,000	5,000	5,000	5,000
Insurance	2,699	2,699	2,699	2,699	2,699	2,699
Organizational Dues	4,855	4,855	4,855	4,855	4,855	4,855
Planning	25,000	25,000	25,000	25,000	25,000	25,000
Special Project Reserve (2)						
<b>TOTAL OPERATING COSTS</b>	<b>\$ 200,701</b>	<b>\$ 203,893</b>	<b>\$ 207,181</b>	<b>\$ 210,567</b>	<b>\$ 214,055</b>	<b>\$ 217,648</b>
<b>CAPITAL COSTS (9/30/2015 Audit, unless noted):</b>						
River West - Phase 1	\$ 317,971	\$ 324,331	\$ 330,817	\$ 337,433	\$ 344,182	\$ 351,066
River West - Phase 2	49,738	50,733	51,747	52,782	53,838	54,915
MR Seniors	13,795	14,071	14,353	14,640	14,932	15,231
River West Apartments	13,344	13,611	13,883	14,161	14,444	14,733
River West III Apartments	4,659	4,659	4,659	4,659	4,659	4,659
Circuit at Sellice (3)	47,862	47,862	47,862			
Bond - \$5 million, 10 years, 3.5% (4)	593,318	593,318	593,318	593,318	593,318	662,672
<b>TOTAL CAPITAL COSTS</b>	<b>\$ 1,040,667</b>	<b>\$ 1,048,585</b>	<b>\$ 1,056,639</b>	<b>\$ 1,016,993</b>	<b>\$ 1,025,373</b>	<b>\$ 1,103,276</b>
<b>TOTAL USES OF FUNDS</b>	<b>\$ 1,241,368</b>	<b>\$ 1,252,478</b>	<b>\$ 1,263,820</b>	<b>\$ 1,227,560</b>	<b>\$ 1,239,428</b>	<b>\$ 1,320,924</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 2,391,801</b>	<b>\$ 2,325,373</b>	<b>\$ 2,247,718</b>	<b>\$ 2,206,440</b>	<b>\$ 2,153,413</b>	<b>\$ 2,019,010</b>
<b>Note (1): 2017 Values, from Assessor:</b>	<b>2015 Value</b>	<b>Levy Rate</b>	<b>Less Increment</b>	<b>New Const.</b>	<b>New Increment</b>	<b>Net Change</b>
De-annexed Parcels - Lake District	\$ 29,813,992	0.011306537	\$ 337,093	\$ 5,736,798	\$ 64,863	\$ 24,077,194
De-annexed Parcels - River District	89,616,051	0.011195952	1,003,337	2,927,614	32,777	86,688,437
<b>TOTAL</b>	<b>\$ 119,430,043</b>		<b>\$ 1,340,430</b>	<b>\$ 8,664,412</b>	<b>\$ 97,640</b>	<b>\$ 110,765,631</b>

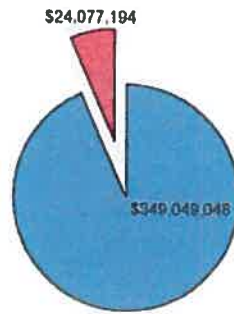
Note (2): From ignite cda, which assumed funding for projects that yet may come before the Agency, moved to pay debt service (see note 4.)

Note (3): Projections from ignite cda.

Note (4): From ignite cda, allows \$5 million in bonds in 2018 for projects that yet may come before the Agency.

# EXHIBIT 1 - ATTACHMENT 5A

**Chart 1: De-Annexed Parcels and Remaining - Lake District**



**Chart 2: De-Annexed Parcels and Remaining - River District**

