



SPECIAL CALL BOARD MEETING

TUESDAY AUGUST 29, 2017 12:00 NOON

COEUR D'ALENE PUBLIC LIBRARY

COMMUNITY ROOM

MEETING MINUTES

1. CALL TO ORDER

Chairman Hoskins called the **ignite cda** Special Call Board meeting to order at 12:05.

ignite cda board members present: Widmyer, Garcia, Goodlander, Jordan, Chapkis, Hoskins, Armon

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

2. DEMOLITION BIDS FOR BUILDINGS ON PARKING GARAGE SITE

Ex. Director Berns shared that he contacted the following four demolition firms re. the demolition of the three buildings located on the downtown parking garage building site (the half block north of the alley bounded by 3rd Street, 4th Street and CDA Avenue):

- Cannon Hill Industries
- T. LaRiviere Equipment & Excavating
- Big Sky Development, Inc.
- Rob's Demolition, Inc.

Only two of the four contacted companies submitted demolition bids:

- Cannon Hill Industries: \$80,000
- T. LaRiviere Equipment & Excavating: \$140,161

Asbestos testing and any required asbestos remediation will be at an additional cost.

Motion by Commissioner Widmyer, seconded by Commissioner Chapkis, to award the parking garage site demolition contract to Cannon Hill Industries in an amount not to exceed \$80,000. Motion carried.

3. RESOLUTION 17-07: APPROVING AND AUTHORIZING THE SALE OF SURPLUS REAL PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

Ex. Director Berns shared the following key elements of Resolution 17-07:

- On or about May 20, 2015, **ignite cda** (the “Agency”) acquired a parcel of railroad right-of-way real property (the “ROW Property”) as part of a larger railroad right-of-way purchase, which ROW Property is located east of Beebe Boulevard, adjacent to Union Pacific right-of-way property to the north and bordering certain BLM property on the east in Coeur d’Alene, Idaho;
- The Agency does not have a redevelopment project for the ROW Property in compliance with the Plan and desires to dispose of and transfer ownership of the ROW Property and use the proceeds therefrom in compliance with the Plan;
- Idaho Code requires that real property disposed of by urban renewal agencies be used as specified in their respective urban renewal plan and the purchaser thereof may be obligated to improve the real property pursuant to the respective plan;
- Since the Agency’s Plan does not contemplate any other use or redevelopment of the ROW Property and the ROW Property is not suitable for development under the Plan because of its small size (1.821 acres); the Agency intends to declare the ROW Property as surplus property and intends to dispose of the ROW Property using the municipal competitive bidding process for disposition of surplus property set forth in Idaho Code’s Municipal Act;
- The Agency, having obtained an appraisal of the ROW Property, declares the minimum price for the ROW Property to be obtained at a public auction to be Three Hundred Twenty Thousand and no/100 Dollars (\$320,000);
- The Agency will conduct a public hearing at a duly noticed meeting of the Agency, and shall conduct a sealed bid public auction to sell the ROW Property to the winning bidder.

Motion by Commissioner Armon, seconded by Commissioner Goodlander, to approve Resolution 17-07 which declares the Agency owned railroad right of way property located east of Beebe Boulevard surplus and available for sale, setting a minimum price for the right of way property at \$320,000, with the sale to be accomplished via a sealed bid public auction.

Roll Call:

Goodlander	Yes	Garcia	Yes	Chapkis	Yes
Widmyer	Yes	Metts	Absent	Armon	Yes
Jordan	Yes	Hoskins	Yes		

Motion carried.

4. ATLAS DISTRICT & EXPANDED RIVER DISTRICT FORECAST MODELS

Ex. Director Berns discussed the Expanded River District and Atlas District economic forecast modeling effort, and shared the following updated draft conceptual land use exhibits for the Bad Axe portion of the mill site area:

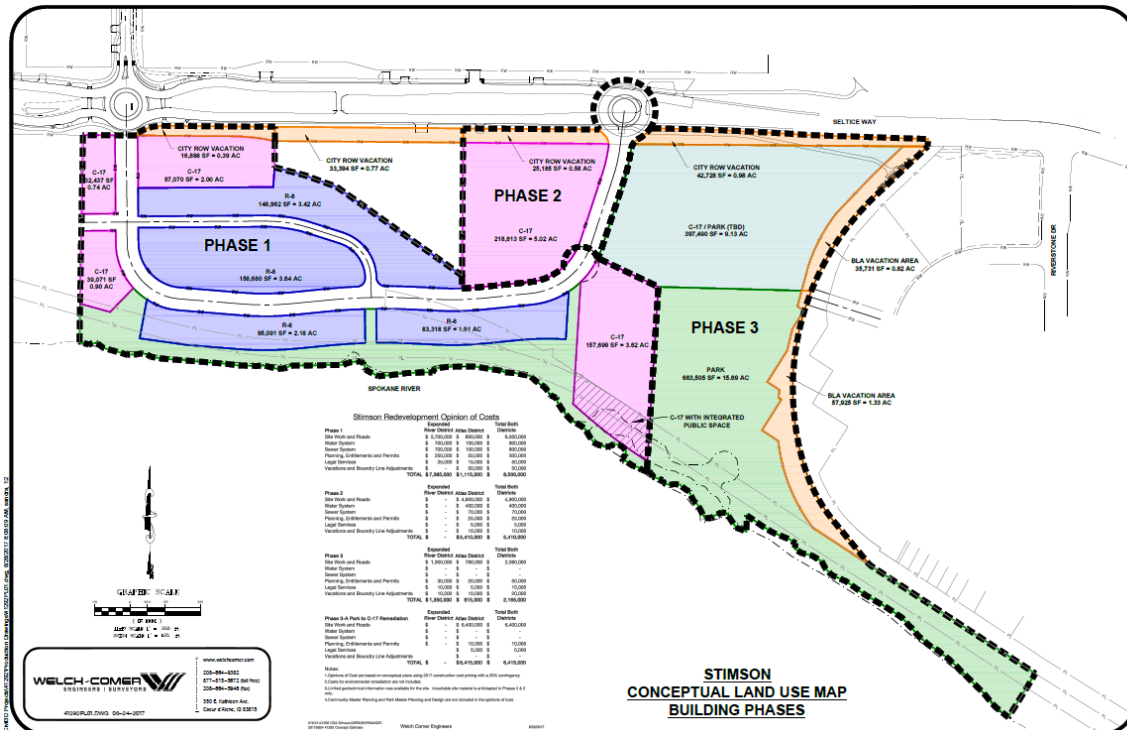


Exhibit Depicting Conceptual Land Uses

Stimson Redevelopment Opinion of Costs

Phase 1	Expanded		Total Both Districts
	River District	Atlas District	
Site Work and Roads	\$ 5,700,000	\$ 800,000	\$ 6,500,000
Water System	\$ 700,000	\$ 100,000	\$ 800,000
Sewer System	\$ 700,000	\$ 100,000	\$ 800,000
Planning, Entitlements and Permits	\$ 250,000	\$ 50,000	\$ 300,000
Legal Services	\$ 35,000	\$ 15,000	\$ 50,000
Vacations and Boundry Line Adjustments	\$ -	\$ 50,000	\$ 50,000
TOTAL	\$ 7,385,000	\$ 1,115,000	\$ 8,500,000

Phase 2	Expanded		Total Both Districts
	River District	Atlas District	
Site Work and Roads	\$ -	\$ 4,900,000	\$ 4,900,000
Water System	\$ -	\$ 400,000	\$ 400,000
Sewer System	\$ -	\$ 70,000	\$ 70,000
Planning, Entitlements and Permits	\$ -	\$ 25,000	\$ 25,000
Legal Services	\$ -	\$ 5,000	\$ 5,000
Vacations and Boundry Line Adjustments	\$ -	\$ 10,000	\$ 10,000
TOTAL	\$ -	\$ 5,410,000	\$ 5,410,000

Phase 3	Expanded		Total Both Districts
	River District	Atlas District	
Site Work and Roads	\$ 1,300,000	\$ 780,000	\$ 2,080,000
Water System	\$ -	\$ -	\$ -
Sewer System	\$ -	\$ -	\$ -
Planning, Entitlements and Permits	\$ 30,000	\$ 20,000	\$ 50,000
Legal Services	\$ 10,000	\$ 5,000	\$ 15,000
Vacations and Boundry Line Adjustments	\$ 10,000	\$ 10,000	\$ 20,000
TOTAL	\$ 1,350,000	\$ 815,000	\$ 2,165,000

Phase 3-A Park to C-17 Remediation	Expanded		Total Both Districts
	River District	Atlas District	
Site Work and Roads	\$ -	\$ 6,400,000	\$ 6,400,000
Water System	\$ -	\$ -	\$ -
Sewer System	\$ -	\$ -	\$ -
Planning, Entitlements and Permits	\$ -	\$ 10,000	\$ 10,000
Legal Services	\$ -	\$ 5,000	\$ 5,000
Vacations and Boundry Line Adjustments	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ 6,415,000	\$ 6,415,000

Notes:

- Opinions of Cost are based on conceptual plans using 2017 construction cost pricing with a 20% contingency
- Costs for environmental remediation are not included.
- Limited geotechnical information was available for the site. Unsuitable site material is anticipated in Phases 2 & 3 only.
- Community Master Planning and Park Master Planning and Design are not included in the opinions of cost.

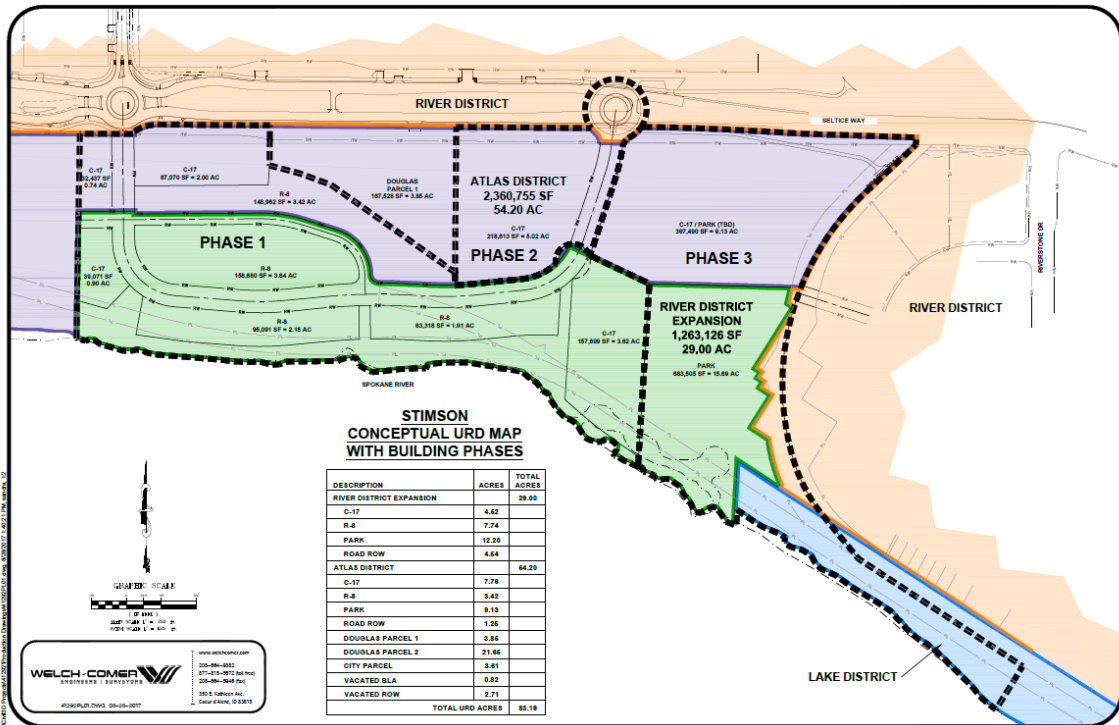


Exhibit Depicting Conceptual Land Uses and Proposed District Boundaries

Final versions of the urban renewal plans, economic forecast modeling effort, and conceptual land use exhibits for the expanded River District and new Atlas District will be presented to the board for approval at the September 20, 2017 **ignite cda** board meeting.

5. ADJOURN

Motion by Commissioner Jordan, seconded by Commissioner Garcia, to adjourn. Motion carried.

The **ignite cda** Board meeting adjourned at 12:53 p.m. Minutes prepared and submitted by Ex. Director Berns.