



## BOARD MEETING MINUTES

WEDNESDAY APRIL 15, 2020 4:00 P.M.

### VIRTUAL MEETING - CITY OF CDA FACEBOOK PAGE

Watch Meeting at: <https://www.facebook.com/CDAgov/>

#### 1. CALL TO ORDER

Chairman Hoskins called the **ignite cda** board meeting to order at 4:00 p.m.

**ignite cda** board members participating (via phone/zoom): Armon, Chapkis, Garcia, Mandel, Metts, Jordan, English

**ignite cda** board members present: Hoskins, Widmyer

**ignite cda** staff present: Berns

**ignite cda** legal counsel present: Quade

#### 2. PUBLIC COMMENT

No public comment was provided.

#### 3. APPROVAL OF MINUTES

- March 18, 2020 Board Meeting Minutes

**Motion by Commissioner Chapkis, seconded by Commissioner Widmyer, to approve the March 18, 2020 Board Meeting Minutes. Motion carried.**

#### 4. REPORTS

- Finance – Commissioner Armon  
District Monthly Financials  
Agency Payables

Commissioner Armon reviewed and discussed the March District financial statements, and the March/April Agency account payables with the board.

**Motion by Commissioner Widmyer, seconded by Commissioner Mandel, to approve the District financial statements and the March/April Agency accounts payables. Motion carried.**

- Parking – Commissioner Jordan

Commissioner Jordan had no report to share.

## 5. EXECUTIVE DIRECTOR’S REPORT

### Midtown Ventures LLC Agreement to Negotiate Exclusively (ANE): Third Amendment

John Beutler (Midtown Ventures LLC) visited with the board requesting that **ignite cda** consider granting an extension to the Midtown Ventures LLC Agreement to Negotiate Exclusively (ANE). Due primarily to uncertainty involving economic/social issues associated with the Covid 19 pandemic, Mr. Beutler asked the **ignite cda** board to consider granting an extension to the ANE, which currently ends on April 17, 2020, until September 1, 2020. Mr. Beutler feels that this time extension will provide the opportunity to better understand the ramifications associated with the pandemic’s impact on the local real estate market, the construction sector and the local economy in general.

- Commissioner Widmyer shared that he thought an extension until September was reasonable.
- Counsel Quade suggested that if the board wishes to grant an extension until September, that a more appropriate date in September would be the board meeting date of September 16.

**Motion by Commissioner Widmyer, seconded by Commissioner Chapkis, agreeing to extend the Midtown Ventures LLC ANE per this Third ANE Amendment to September 16, 2020. Motion carried.**

### Atlas Project: Update

Phil Boyd (Welch-Comer Engineers) shared an Atlas Waterfront Project update with the board. Following are key slides from his presentation:

- Recently Completed
  - Water Access Seat Steps
  - Sewer, Storm and Water Lines
- Ongoing and Upcoming Work
  - Buildings
  - Irrigation System and Riparian Landscaping
  - Riverstone to Atlas Connecting Trails
  - Landscaping retaining walls
  - Concrete flatwork
  - Suzanne Road



Project Site: Looking West.



Project Site: Looking East



Project Site: Closeup View of Beach Area, Dog Water Park Area & Water Access Pads (concrete pads usable for water access at summer water levels)

LaRiviere, Inc Waterfront Project Contract Assignment to **ignite cda**

**ignite cda** has been working with City of CDA staff to have the City transfer the Atlas Waterfront Project construction contract to **ignite cda**. Following is a summary of the rationale for such an assignment as provided by Mr. Boyd:

*The purpose of transferring the LaRiviere Atlas Mill Waterfront Park contract from the City to ignite CDA is to provide ignite CDA with opportunity to negotiate with LaRiviere to construct infrastructure improvements in future development areas of the project site (future development areas are depicted in blue in the graphic below, the waterfront park area is depicted in green). LaRiviere and the City negotiated competitive infrastructure pricing for the waterfront park project and LaRiviere has indicated a willingness to negotiate similar, or better pricing for future phase infrastructure. Lariviere's equipment and crews are already on site so there would be no mobilization costs. Additionally, work could start as soon as plans are approved by the City (estimated in May) and the majority of the infrastructure (except the paved surfacing and landscaping) could be complete by August (or sooner) which could provide developers the opportunity to start construction sooner.*

*If ignite CDA receives the City's contract with LaRiviere, the waterfront park project would be completed as planned under the direction of Parks Director Bill Greenwood. No additions or deletions to the waterfront park project would occur without City approval.*



The assignment of the LaRiviere waterfront contract to **ignite cda** will be an action item on the April 21<sup>st</sup> City Council meeting agenda. If the contract assignment is approved by the City, the contract assignment will come forward to the **ignite cda** board for approval.

Atlas Project: Waterfront Park Project: Funding Request for Additional Project Elements

Bill Greenwood, CDA Parks & Rec Director, shared the following funding request for board consideration:



**CITY OF COEUR D'ALENE**

Parks Department

City Hall – 710 E. Mullan Avenue  
Coeur d'Alene, Idaho 83814  
208/769-2250

Mr. Tony Berns  
ignite cda  
105 N. 1<sup>st</sup> Street  
Coeur d'Alene, ID 83814

RE: Atlas Mill Project Costs Summary

The purpose of this letter is to provide you and the Board a summary of the Atlas Mill project costs, including cost increases due to unforeseen conditions and cost savings achieved through use of on-site soils and design revisions. I would also like to request the Board's authorization to confirm the use of the contingency funds and authorize the proposed uses of the project cost savings to construct several key park features not originally awarded and other park enhancements.

Unforeseen Conditions

The Board budgeted \$280,000 in contingency funds to account for unforeseen conditions. As one might expect, most of the unforeseen conditions found at Atlas Mill are related to sub-soil conditions and the others are related to infrastructure modifications requested by City Departments, and additional shoreline stabilization costs.

Unforeseen soil conditions (deep topsoil at the beach, unsuitable soils under the trails, water access stair bulkheads and parking lots. See CO #2 for details) \$158,950

City Code "Triggered" items (Food truck area water service, additional drywells, colored stair nosings, added amphitheater stairs) \$ 34,400

Additional rockery wall tonnage (estimated the original tonnage, but project ended up using a higher tonnage) \$ 59,860

**Total \$253,310**

Contingency Fund \$280,000  
Contingency Fund Balance \$ 26,970

Project Cost Savings

As the Board knows, the Atlas site has a significant stockpile of unsuitable soils (because of their mixture of rock, wood, and topsoil). LaRiviere and Welch Comer Engineers worked together to develop a soil screening and testing program to confirm several types of soils needed for the project that could be manufactured on site, including the shoreline rockery wall foundation and backfill rock and site topsoil resulting in cost savings. Additionally, the City Parks Department along with LaRiviere and Welch Comer developed an alternative topsoil and Coeurdgreen soil mixing process that also reduced costs. The savings from these two items is \$136,000. The soil

material used for backfilling the unsuitable excavations (described in unforeseen conditions) was borrowed (LaRiviere had to search for it) from the Mt. Hink area. Using the Mt. Hink borrowed soils reduced the amount of import borrow material saving \$150,000. LaRiviere also proposed an alternate roofing and siding material for the Park Storage building that is anticipated to save +/- \$15,000., but we are waiting on final pricing which is being held up by the Covid-19 Pandemic. LaRiviere also proposed constructing the storage building as a conventional framed building instead of a pole building, saving \$20,000.

Summary of Savings and Proposed Additions

Savings

On-site soil borrow	\$150,000
On-site soil screening reuse	\$136,000
Parks storage building metal siding/roofing change	\$ 15,000
Parks storage building conventional framing	\$ 20,000
<b>TOTAL</b>	<b>\$321,000</b>

Proposed Uses of Project Savings

Irrigation Pump Station	\$150,000
Purple irrigation pipe (required for surface water)	\$ 12,000
Misc. Project enhancements (porta potties, etc.)	\$ 15,000
ADA Kayak chute decking, ADA signage	\$ 7,500
Staining the Restroom and Food Truck Wall	\$ 6,000
Adding sand/grass/landscaping to the beach	\$ 75,000
Add swimming area log boom	\$ 40,000
<b>TOTAL</b>	<b>\$305,500</b>

**Balance of Savings \$ 15,500**

I respectfully make the following request of the Board:

1. The Board concur with the proposed use of the contingency fund expenditures for unforeseen conditions.
2. The Board authorize the project savings to be used for the proposed uses outlined above and allow the remaining \$15,500 balance to be used for potential future enhancements, should they arise.

Sincerely,



Bill Greenwood

cc: Phil Boyd, P.E. – Welch Comer Engineers

- Commissioner Jordan asked if the proposed log boom cost is all inclusive?
  - Mr. Greenwood: yes.
- Commissioner Metts asked if the proposed additional project element cost numbers are actual numbers or estimated?
  - Mr. Greenwood shared that the costs are actual costs.
- Commissioner Jordan asked if the current project will address potentially removing some or all of the pilings located in the river adjacent to the project area?
  - Mr. Greenwood shared that there are no current plans (or funds) targeting removal of any of the river pilings, but said piling removal could be addressed if 1) there is project funding available and 2) the project gains approval for piling removal from the appropriate regulatory entity.
- Commissioner Widmyer asked when is the best time of the year to remove river pilings?
  - Mr. Greenwood shared that the best time for removal of pilings is during low water levels.
- Commissioner Widmyer asked if the board could receive a cost estimate for river piling removal?
  - Mr. Greenwood will pursue that request.

**Motion by Commissioner Armon, seconded by Commissioner Widmyer, approving the City's funding request for additional elements of the Atlas Waterfront Park project as outlined in the City's preceding letter, in an amount not to exceed \$305,500. Motion carried.**

#### **Ignite cda** Support for Emergency Economic Community Needs

*Background: for background on this issue, please refer to the March 18, 2020 board meeting minutes.*

Board discussion continued on the issue re. potential avenues for Agency assistance that would focus on economic development providing the best use of Agency funds. The board also discussed the timing of any potential Agency assistance.

- Commissioner Widmyer shared that the City has received \$200K of Idaho Community Development Block Grants (CDBG) funds for Covid19 relief efforts. The City is working on a process/plan to distribute these funds to the community.

- Commissioner Jordan shared that he feels we still don't fully understand at this time what level of aid is coming into the community; maybe best to wait a little longer before taking any potential Agency action.
- Commissioner Mandel agreed; it may be prudent to wait a bit longer to see if there is an economic gap identified where **ignite cda** funding could be used that would meet the Agency's charter.

Board consensus was that the Agency should wait a while longer to better understand the most viable assistance venues to evaluate/pursue.

6. BOARD COMMISSIONER COMMENTS:

No Commissioner comments were provided.

7. ADJOURN:

**Motion by Commissioner Widmyer, seconded by Commissioner Chapkis, to adjourn. Motion carried.**

The **ignite cda** board meeting adjourned at 4:52 p.m. Minutes prepared and submitted by Ex. Director Berns.