



BOARD MEETING MINUTES

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

COEUR D'ALENE PUBLIC LIBRARY COMMUNITY ROOM

1. CALL TO ORDER

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

ignite cda board members present: Hoskins, Metts, Armon, Chapkis, English

ignite cda board members attending via zoom: Jordan, Widmyer, Mandel

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

2. PUBLIC COMMENT

No public comment was provided.

3. APPROVAL OF MINUTES

- June 17, 2020 Board Meeting Minutes

Motion by Commissioner Chapkis, seconded by Commissioner Metts, to approve the June 17, 2020 Board Meeting Minutes. Motion carried.

- June 29, 2020 Special Call Board Meeting Minutes

Motion by Commissioner Chapkis, seconded by Commissioner Metts, to approve the June 29, 2020 Special Call Board Meeting Minutes. Motion carried.

4. PRESENTATION - CDA ARTS COMMISSION GRANT PROGRAM

Kiki Miller and Jennifer Drake shared a presentation with the board re. their proposed idea of using **ignite cda** Arts Commission public art funds to support an Arts Commission administered grant program designed to support the performing arts community in CDA. Following is a City staff report to the **ignite cda** board that outlines the proposed grant program:

**ignite cda BOARD MEETING
STAFF REPORT**

DATE: July 15, 2020

FROM: City Council Member Miller and Arts Commission Chair Jennifer Drake

SUBJECT: APPROVAL OF PERFORMING ARTS GRANT PROGRAM

DECISION POINT: To approve a one-time Performing Arts Grant program through the Coeur d’Alene Arts Commission, using URD funds set aside for public art.

HISTORY:

The City of Coeur d’Alene Arts Commission Public Art Policy, adopted by the City Council pursuant to Resolution No. 00-101 on November 2, 1999, amended by Resolution No. 08-017 on April 1, 2008, and amended by Resolution No. 17-027 on May 2, 2017, designates the Coeur d’Alene Arts Commission as the standing committee charged by the City Council to oversee the Public Art program. In 2017 City Council approved ordinance #3571, Council Bill #17-1014 which expanded public art parameters to include: arts education, performing arts, visual arts, community arts partnerships, and public art programming.

For many years, it has been the practice of the City’s urban renewal district Board to contribute a percentage of their revenue to a dedicated Public Art fund, for public art located in the boundaries of the urban renewal districts, with the funds being managed and overseen by the Coeur d’Alene Arts Commission, under the direction of the Coeur d’Alene City Council. The generous contributions of ignite cda have enabled the Coeur d’Alene Arts Commission to commission many iconic, placemaking pieces of art in locations such as Northwest Boulevard, Seltice Way, McEuen Park, Riverstone Park, Midtown, the Education Corridor, and in other locations within the urban renewal districts.

In early 2020, a global pandemic, COVID-19, impacted not only the residents and businesses in the area, but due to quarantine restrictions and social distancing requirements, the City’s performing arts community was virtually shut down. Because live performance seasons were entirely cancelled due to the pandemic, professional performing arts companies could not open or fulfill their seasons. The performers were not eligible for unemployment as they are not W-2 wage earners. The organizations were unable to secure rights to shows or fundraisers that support operations normally executed during their regular course of business.

FINANCIAL ANALYSIS:

The Coeur d’Alene Arts Commission, City Council, and ignite (with further confirmation from the Performing Arts Center Feasibility Study conducted in 2018), agree that performing arts is an economic driver to the region’s tourism, and that show attendees frequent other venues near performance locations. Further, paid staff and performers contribute to the jobs and economy of Coeur d’Alene. Recent events have threatened the sustainability of some of these performing arts organizations and potentially losing those valuable community assets would further affect the economic downtown in years to come. One-time grants awards and amounts would be determined through an application process, with review by a selection committee, and approval by the Arts Commission and the City Council. Total grant funds to be distributed would not exceed \$100,000.

PERFORMANCE ANALYSIS:

In an effort to bridge the lost season of performance revenue, the Arts Commission is proposing to release a one-time bridge funding grant application process for performing arts entities in Coeur d’Alene. Eligible organizations must demonstrate the following:

- They are an established community contributor with an expected 5+ years in operation
- They are a non-profit or Idaho corporation, with at least one paid staff/manager and compensated performers
- They must be able to demonstrate economic impact generators to/within the URD's
- They must be able to match funding – either in-kind or other, at 25%
- Eligible funding uses would be for documented venue/facility fees or royalties
- The grant funds must be used within the next 36 months, with required annual reporting to the Arts Commission, including a paid staff affidavit

The application deadline would be end of August 2020, with grant awards in September and October. The grant selection committee would consist of members of the Arts Commission, and at least one City elected official. Grant award limits would be from \$1,000 up to \$50,000 per entity, as determined by the selection committee and the Arts Commission, with approval by the City Council.

DECISION POINT/RECOMMENDATION:

Approval of a one-time Performing Arts Grant program through the Coeur d'Alene Arts Commission, using URD funds set aside for public art.

- Commissioner Mandel shared that she supports this initiative. The arts community is hurting as a result of the Covid pandemic and have not risen to the top of entities that have received available emergency relief funds.
- Commissioner Aignite 5353
- rmon asked, based on the proposed grant program metrics, how many applicants will qualify for consideration?
 - Mrs. Drake estimated around 10 organizations in the community may qualify.
- Commissioner Armon asked of those potential organizations applying, how many would be physically located within an **ignite cda** district?
 - Mrs. Drake shared that is unknown at this time. Their intent in this proposed grant program is to show how selected organizations economically benefit the **ignite cda** districts.
- Commissioner Hoskins asked what type of decision is expected today from the **ignite cda** board?
 - Mrs. Drake is hopefully looking for approval by the **ignite cda** board to pursue the proposed grant program.
- Commissioner Armon asked if the Arts Commission will use **ignite cda** public arts funds already held in cash reserves by the Arts Commission?
 - Mrs. Drake – yes.
- Commissioner Metts asked what latitude does the board have in considering this grant request?

- Ex. Director Berns shared that if the board supports this proposed grant program, that the board should require the following from organizations that are evaluated for such grants:
 1. The performing arts activity must occur in the **ignite cda** funding district’s boundaries or directly relate to the funding district in some clear way.
 2. The performing arts activity must demonstrably impact economic development in that **ignite cda** funding district.

- Commissioner English commented that the board needs to be cautious with these types of requests and be comfortable with proposed results. He feels that all grant award nominee organizations need to come back to the **ignite cda** board to make their case for receiving such an award, and that the board needs to be in the loop in making a final decision on potential grant awards.

- Commissioner Chapkis supports the grant program idea and agrees that grant nominees need to come back to the board with their proposals.

- Commissioner Chapkis asked how will you score the applicants, i.e. who gets a \$1,000 grant and who gets a \$50,000 grant?
 - Mrs. Drake shared that they are still working on the award metrics.

- Commissioner Armon asked how is the Arts Commission funded?
 - Mrs. Drake shared that the Commission receives **ignite cda** funds as well as “1% funds” from the City (which represent 1.33% of city-wide capital projects on an annual basis).

- Commissioner Jordan asked how will this grant money be used, i.e. used for rent, payroll?
 - Mrs. Miller shared that grant funds would be used for facility fees (rent) and for program royalties. The performing art organizations need to make sure they have a place to hold a show and then make sure they can reserve the rights to a show.

- Commissioner Metts asked if **ignite cda** can have a seat at the table re. the grant screening process?
 - Mrs. Drake shared that yes. Her proposed process would be for initial grant approval by the Arts Commission (with **ignite cda** involvement), followed by approval from the **ignite cda** board, then approval from City Council.

Motion by Commissioner Armon, seconded by Commissioner Metts, to move forward with the Arts Commission grant program as proposed, agreeing to the application screening /approval process as proposed, and requiring that all initially approved grant nominees present to the **ignite cda board the following elements of their proposals:**

- **How the performing arts activity occurs within the funding district's boundaries and/or how directly the activity relates to the funding district in some clear way.**
- **How the performing arts activity demonstrably impacts economic development in the funding district.**

Motion carried.

5. REPORTS

- Finance – Commissioner Armon

District Monthly Financials

Agency Payables

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

Motion by Commissioner Chapkis, seconded by Commissioner Metts, to approve the District financial statements and the June/July Agency accounts payables. Motion carried.

Fiscal Year 2021 Draft Budget: Discussion & Publication Approval

Ex. Director Berns shared an overview of the draft FY21 budget with the board (summary table below). Ex. Director Berns also shared that under Idaho urban renewal law, urban renewal agencies are required to prepare and finalize budgets prior to September 1st of each year. Therefore, the **ignite cda** board needs to review draft budgets at the July board meeting and authorize publication of the draft budgets prior to the August board meeting where a public hearing is held on the proposed budgets.

Ignite CDA FY2021 DRAFT Budget Summary

Line		Lake District	River District	Atlas District	HC District	Total
1	Estimated Beginning Fund Balance (10/1/20)	\$ 1,689,632	\$ 2,672,751	\$ 115,061	\$ -	\$ 4,477,444
2						
3	Revenues					
4	Estimated Tax Increment	\$ 5,610,610	\$ 1,645,410	\$ 18,206	\$ 213,923	\$ 7,488,149
5	Property Rental Receipts	\$ 2,100	\$ -	\$ -	\$ -	\$ 2,100
6	Int. & Misc. Funds	\$ 368,670	\$ 160,530	\$ 500	\$ 500	\$ 530,200
7	Note Draws	\$ 623,750	\$ -	\$ -	\$ -	\$ 623,750
8	Property Divestitures	\$ 1,487,500	\$ 4,204,914	\$ 3,332,500	\$ -	\$ 9,024,914
9	Capital Acquisition Financing	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000
10	Total	\$ 8,092,630	\$ 6,010,854	\$ 3,851,206	\$ 214,423	\$ 18,169,113
11						
12	Expenses					
13	Administration	\$ 106,516	\$ 85,213	\$ 10,652	\$ 10,652	\$ 213,033
14	Office Expenses	\$ 5,225	\$ 4,181	\$ 523	\$ 523	\$ 10,452
15	Travel	\$ 1,500	\$ 1,200	\$ 150	\$ 150	\$ 3,000
16	Professional Services	\$ 65,600	\$ 42,320	\$ 16,540	\$ 6,540	\$ 131,000
17	Notices	\$ 4,000	\$ 1,000	\$ 2,000	\$ 100	\$ 7,100
18	Communications	\$ 500	\$ 400	\$ 50	\$ 50	\$ 1,000
19	Insurance	\$ 3,524	\$ 2,820	\$ 353	\$ 353	\$ 7,050
20	Meetings	\$ 2,500	\$ 2,000	\$ 250	\$ 250	\$ 5,000
21	Utilities	\$ 600	\$ -	\$ -	\$ -	\$ 600
22	Property Management	\$ 6,865	\$ -	\$ -	\$ -	\$ 6,865
23	Organization Dues	\$ 5,363	\$ 4,290	\$ 536	\$ 536	\$ 10,725
24	Miscellaneous	\$ 500	\$ 400	\$ 50	\$ 50	\$ 1,000
25	Public Art	\$ 56,106	\$ 16,454	\$ 182	\$ 2,139	\$ 74,881
26	Capital Acquisition Expense	\$ -	\$ -	\$ -	\$ -	\$ -
27	Debt: Interest (non-OPA,IRA)	\$ 125,449	\$ 2,000	\$ 1,250	\$ -	\$ 128,699
28	Debt: Principal (non-OPA,IRA)	\$ 4,583,696	\$ -	\$ -	\$ -	\$ 4,583,696
29	Parking Initiatives	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
30	Planning	\$ 100,000	\$ 50,000	\$ -	\$ -	\$ 150,000
31	Agency Funded Programs	\$ 3,821,696	\$ 3,353,740	\$ 3,084,000	\$ 150,000	\$ 10,409,436
32	Partnership Agreements (OPAs, IRAs)	\$ 34,966	\$ 649,139	\$ -	\$ -	\$ 684,105
33	Midtown Place Making	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
34	Special Project Reserve	\$ 250,000	\$ 350,000	\$ 200,000	\$ -	\$ 800,000
35	Total	\$ 9,227,106	\$ 4,565,157	\$ 3,316,536	\$ 171,343	\$ 17,280,142
36						
37	Estimated Ending Fund Balance (9/30/21)	\$ 555,156	\$ 4,118,448	\$ 649,731	\$ 43,080	\$ 5,366,415

Ex. Berns shared that several of these draft budget values will be updated with July data once said data is available.

Lake District – key budget item comments

- ✓ Estimated beginning fund balance (10/1/20) (line 1): \$1,689,632
- ✓ Total Revenues (line 10): \$8,092,630
- ✓ Total Expenses (line 35): \$9,227,106
- ✓ Estimated ending fund balance (9/30/21) (line 37): \$555,156

Revenues

- Estimated Tax Increment (line 4): \$5,610,610
- **Ignite cda** properties (line 5): \$2,100
- Line 6 value contains a \$360,270 payment to Lake District from the River District re. the River District’s assumption of Health Corridor District start-up costs (planning/legal)

- Note Draw on \$10M 2017 Note established in FY17 (line 7): \$623,750 (remaining reserve funds available)
- Ignite cda Property Divestitures (line 8): \$1,487,500 (Atlas Project Area 13, and a small percentage of Area 12)

Expenses

- Professional Services (line 16): \$65,600. Costs on this budget line item include:
 - External contract accounting services
 - Legal services (Hawley-Troxell, Elam & Burke)
 - FY2020 Audit expense
 - Other professional services
- Public Art (line 25): \$56,106. Transfer to City's Public Arts Commission remains at 1% of increment revenue realized.
- Debt: Interest (line 27): \$125,449. interest payments on the Washington Trust Bank 2016 & 2017 Lake District Notes.
- Debt: Capital (line 28): \$4,583,696. principal payments on the Washington Trust Bank 2016 & 2017 Lake District Notes.
- Planning (line 30): \$100,000. Planning funds for board initiatives.
- Agency Funded Programs (line 31): \$3,821,696
 - Misc. Projects: \$60K
 - CDA 2030 Contract: \$25K
 - Downtown Association Event Contract: \$6,250
 - Atlas Project: City reimbursement for City property acquisition funds \$1,830,446
 - LaCrosse Roadway Extension: \$1,800,000
 - McEuen Park Plaza Shade Elements: \$100,000
- Special Project Reserve (line 34): \$250K. Reserve funds for district / Agency related initiatives.

River District – key budget item comments

- ✓ Estimated beginning fund balance (10/1/20) (line 1): \$2,672,751
- ✓ Total Revenues (line 10): \$6,010,854
- ✓ Total Expenses (line 35): \$4,565,157
- ✓ Estimated ending fund balance (9/30/21) (line 37): \$4,118,449

Revenues

- Estimated Tax Increment (line 4): \$1,645,410
- Proposed 2019 Note Draw (line 7): \$0
- Ignite cda Property Divestitures (line 8): \$4,204,914 (Atlas Project Areas 1 (50%), 6, 8, 10)

Expenses

- Professional Services (line 16): \$42,320. Costs on this budget line item include:
 - External contract accounting services
 - Legal services (Hawley-Troxell, Elam & Burke)
 - FY2020 Audit expense
 - Other professional services
- Public Art (line 25): \$16,454. Transfer to City's Public Arts Commission remains at 1% of increment revenue realized.
- Debt (line 27): interest payment associated with funds drawn to date on the \$7.0M 2019 Note.
- Agency Funded Programs: (line 31): \$3,353,740
 - \$610,000 budgeted for Atlas Phase 1 improvements.
 - Atlas Project: City reimbursement for City property acquisition funds \$1,730,402
 - Atlas Project: City reimbursement for City imported fill material costs \$153,068 (50% split with Atlas District)
 - \$360,270: payment to Lake District re. assumption of Health Corridor District start-up costs (planning/legal)
 - \$500,000: loan to Atlas District for capital improvements
- Special Project Reserve (line 34): \$350K. Reserve funds for district / Agency related initiatives.

Atlas District – key budget item comments

- ✓ Estimated beginning fund balance (10/1/20) (line 1): \$115,061
- ✓ Total Revenues (line 10): \$3,851,206
- ✓ Total Expenses (line 35): \$3,316,536
- ✓ Estimated ending fund balance (9/30/21) (line 37): \$649,731

Revenues

- Estimated Tax Increment (line 4): \$18,206
- Ignite cda Property Divestitures (line 8): \$3,332,500 (Atlas Project Areas 1 (50%), 2 & 12)
- Capital Financing (line 9): \$500,000: \$500K loan from the River District.

Expenses

- Professional Services (line 16): \$16,540. Costs on this budget line item include:
 - External contract accounting services
 - Legal services (Hawley-Troxell, Elam & Burke)
 - FY2020 Audit expense
 - Other professional services

- Public Art (line 25): \$182. Transfer to City’s Public Arts Commission remains at 1% of increment revenue realized.
- Debt (line 27): interest payment on River District loan; no principal payments on River District loan in FY21.
- Agency Funded Programs: (line 31):
 - \$3,084,000 budgeted for Atlas Phase 1,2 & 3 improvements.
- Special Project Reserve (line 34): \$200K. Reserve funds for district / Agency related initiatives.

Health Corridor District – key budget item comments

- ✓ Estimated beginning fund balance (10/1/20) (line 1): \$0
- ✓ Total Revenues (line 10): \$214,423
- ✓ Total Expenses (line 35): \$171,343
- ✓ Estimated ending fund balance (9/30/21) (line 37): \$43,080

Revenues

- Estimated Tax Increment (line 4): \$213,923

Expenses

- Professional Services (line 16): \$6,540. Costs on this budget line item include:
 - External contract accounting services
 - Legal services (Hawley-Troxell, Elam & Burke)
 - FY2020 Audit expense
 - Other professional services
- Public Art (line 25): \$2,139. Transfer to City’s Public Arts Commission remains at 1% of increment revenue realized.
- Agency Funded Programs: (line 31):
 - \$150,000 budgeted for reimbursement to River District for district start-up costs.

Motion by Commissioner Armon, seconded by Commissioner Metts, to authorize the **ignite cda Executive Director to publish the draft FY21 budget as presented in the CDA Press prior to the August 19, 2020 budget public hearing date. Motion carried.**

Fiscal Year 2020 Audit: Hoover CPA Engagement

Hoover CPA (Scott Hoover) provided an engagement letter to the Agency to perform the fiscal year 2020 audit. The Hoover CPA proposed audit fee for fiscal year 2020 of \$8,000 is unchanged from last year’s audit fee.

Motion by Commissioner Chapkis, seconded by Commissioner English, to accept the Fiscal Year 2020 audit engagement proposal from Hoover CPA in the amount of \$8,000. Motion carried.

- Parking – Commissioner Jordan

Commissioners Jordan & Chapkis shared a parking commission update with the board indicating that parking revenue has been down over the first two quarters of 2020 compared to the same time period in 2019. However, parking trends are improving due to the increased activity in the downtown due to summer weather / visitors.

6. EXECUTIVE DIRECTOR’S REPORT

Midtown Ventures, LLC: Midtown Project Concept – John Beutler

John Beutler visited with the board re. a revised two prong development plan for the Midtown project. Mr. Beutler stated that he feels the original two building concept plan makes the most sense for the site and is what he believes is the highest and best use for the entire property – this concept was only changed due to the parking easement issue on the corner of Roosevelt and 4th.

Mr. Beutler’s proposal would be to build out the site in basically two phases. Phase 1 would entail building the three story north building on **ignite cda** property as soon as plans could be finished: 16 residential units on two floors, commercial space of approximately 3000 sq.ft. on the main level, green space area and related parking (see graphic depictions below). Mr. Beutler would then seek to get resolution on the parking easement issue: if successful, he would enter phase 2 of the plan and build the twin building on the south end of the project area as depicted below. The south building would be built completely on the "Junk Building" site (Mr. Beutler’s ownership) and would not affect the **ignite cda** property. The entire green space area would be located on the **ignite cda** property.

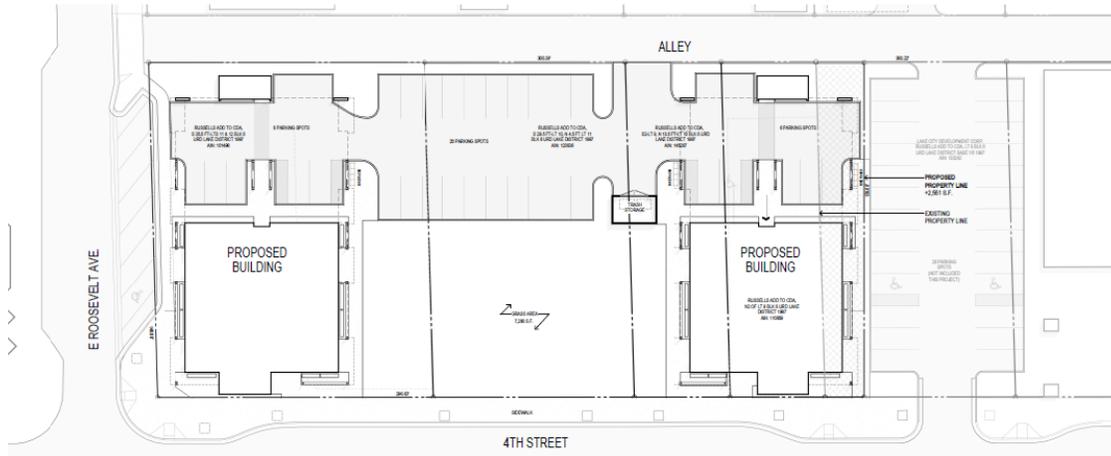
Mr. Beutler shared that if he is not successful in resolving the parking easement issue on the corner of Roosevelt and 4th, that he would look to determine another use for the Junk Building site that would be beneficial to Midtown.



Phase 1: One building concept site plan: north building on ignite cda property



Phase 1: One building concept graphic: north building on ignite cda property



Phase 2: Two building concept site plan involving both **ignite cda & Beutler property**



Phase 2: Two building concept graphic involving both **ignite cda & Beutler property**

- Board members asked if the Midtown stakeholder group was notified of the revised plan. Chairman Hoskins invited Greg Johnson (Midtown stakeholder group) from the audience to comment.
 - Mr. Johnson shared that he supports this revised approach to the project designed to build two buildings on the site.

- Commissioner Metts asked how involved was the Midtown stakeholder group in the design process?
 - Mr. Johnson shared that from his perspective the group has been involved for several years.

- Commissioner Armon asked how soon could construction begin on the north building should the board approve this revised plan?
 - Mr. Beutler shared that he would plan to break ground this year.
- Commissioner Jordan asked how many linear feet of green space will be located on 4th Street as part of construction of the north building?
 - Mr. Beutler shared that there will be 120 feet of frontage.
- Commissioner Jordan asked what would occur on the Beutler property if the easement issue cannot be cleared up?
 - Mr. Beutler shared that he would look to utilize the site in a manner that would add value to the Midtown area.

Motion by Commissioner English, seconded by Commissioner Chapkis, to approve the proposal to develop and construct the north building and green space on ignite cda owned property. Motion carried.

Atlas Project: ANE Timeline Extensions Amendments: Areas 1,2,6

In order to prevent delays in development efforts and to keep developers in compliance with the ANEs, the following ANE extensions were approved based on previous board support for such extensions. Ratification of the following ANE amendments by the board is requested.

- Bluegrass Development (Areas 1 & 2): second ANE amendment granting an extension until July 17th to submit their design plan.
- Active West (Area 6): first ANE amendment granting and extension until July 21 for submittal of the site layout, and an extension until July 31 for the design plan.

Motion by Commissioner Armon, seconded by Commissioner Metts, ratifying the Bluegrass and Active West ANE Amendments. Motion Carried.

Atlas Project: ANE Extension Authority

Ex. Director Berns asked the board to consider a motion giving the Ex. Director authority to approve similar ANE extensions that do not materially impact the ANE's ultimate timeline. It is believed that additional requests for extensions will be made, and said extensions are not believed to be worthy of board discussion to the extent the extensions are not material. Perhaps allowing the Ex. Director to approve extensions to ANE timelines that do not extend the ultimate ANE expiration by more than 30 or 60 days would be reasonable.

Ex. Director Berns also asked the board to consider as part of the motion giving the Ex. Director authority to approve other immaterial amendments to the ANEs

for items like funding platting and service infrastructure work which would entail the developers providing monetary deposits with the Agency to initiate consultant / contractor work on the platting and infrastructure work.

Motion by Commissioner Chapkis, seconded by Commissioner Metts, authorizing the Ex. Director, at his judgment, to extend ANE timelines up to 60 days beyond initial ANE agreement expiration dates, also authorizing the Ex. Director to approve other immaterial amendments to the ANEs for items like funding platting and service infrastructure work involving monetary deposits with the Agency for approved consultant / contractor work. 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:



Project Progress



- Recently Completed
 - Majority of Flatwork
 - Irrigation Mainline
 - Parking and Street Curbs
 - Waterfront Access Boulders and Concrete
- Ongoing Work
 - Building plumbing and electrical
 - Irrigation Laterals and Landscaping
 - Prairie Trail Crossing at Suzanne



Project Site: Looking West.



Project Site: Looking East



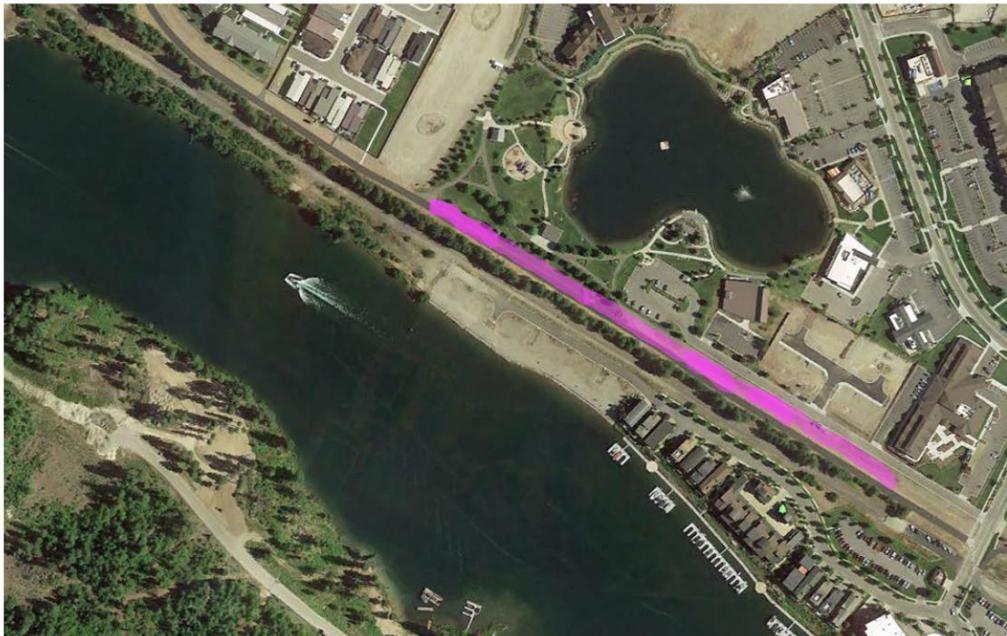
Project Site: Closeup View of Beach Area, Dog Water Park Area & Water Access Pads (concrete pads usable for water access at summer water levels)

Mr. Boyd also shared a proposal with the board re. utilizing some fill material for the Atlas Phase 1 project area that would be obtained from the Agency owned RR r-o-w property located adjacent to Bellerive. Use of this RR r-o-w fill material would save the Atlas Phase 1 project approximately \$25,000. This proposal could also facilitate a parking solution on the RR r-o-w property should the board choose to pursue such a course of action. Mr. Boyd's summary of this proposal follows (note: Mr. Boyd shared during the meeting that the highlighted pink area in his submittal to the board is misplaced – the highlighted pink area representing the Agency's RR r-o-w ownership should have been placed below the tree line adjacent to the Bellerive development).

Memorandum

TO: TONY BERNS, EXECUTIVE DIRECTOR
FROM: PHIL BOYD, P.E.
PRJ. #: 41292.03
SUBJECT: ATLAS PHASE 1 EARTHWORK
DATE: JULY 10, 2020

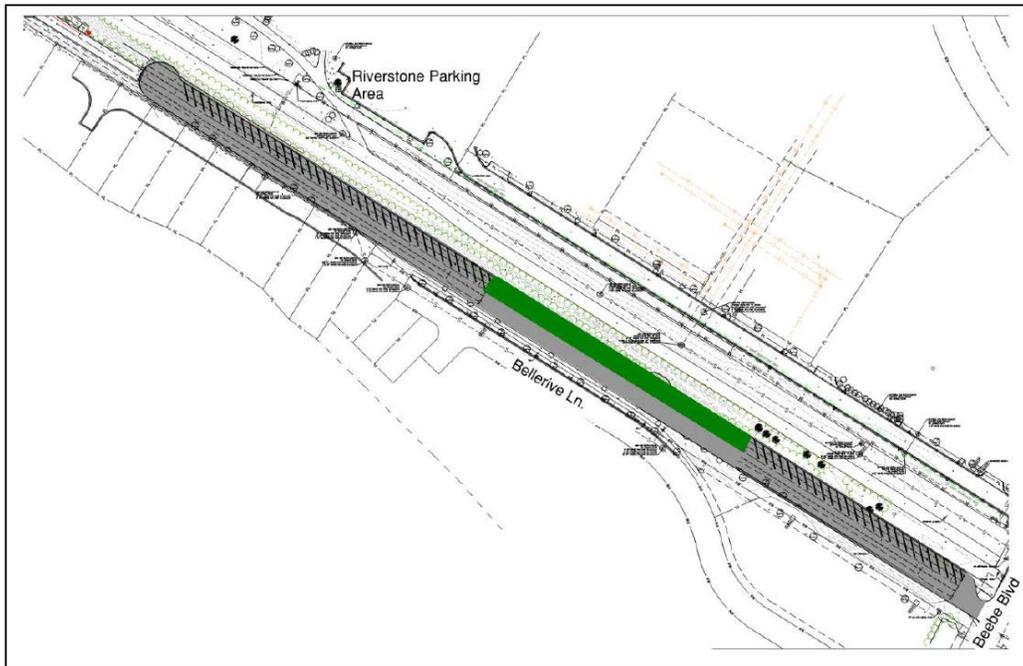
The Phase 1 earthwork project uncovered approximately 18,000 CY of unsuitable soils which is 13,000 CY more than was “guesstimated.” The Mt. Hink investigation has identified some potential structural soils, but they are buried deep beneath unsuitable piles and would be expensive to access in this phase. As we evaluated other potential structural soil borrow sources, we identified the ignite CDA owned land between the dog park and Beebe Boulevard which would yield approximately 3,000 CY of structural soils (See pink highlight in aerial and site photo) by lowering that area +/- 3 feet. Once the structural soils are excavated, the corridor would be resurfaced with a +/- 8-foot-wide gravel trail and dryland grass seed then could be more easily maintained by the City.





Another option for finishing this area would be to create a driveway and parking area that could serve the dog park and other public parking needs near Beebe Boulevard. This work is not currently part of the Atlas Budget and the estimated cost is \$300,000. The exhibit provides a conceptual layout with approximately 75 parking spaces, drive aisle and swale.

As you requested, I will be prepared to present this information at the next ignite CDA Board meeting and answer questions.



Commissioner Jordan shared that he supports this proposal and it makes sense to evaluate possible future uses for this RR r-o-w property, e.g. public surface parking.

Motion by Commissioner Armon, seconded by Commissioner Metts, to approve the use of fill material obtained from the Agency’s RR r-o-w property located adjacent to the Bellerive development for Phase 1 of the Atlas project, which will provide a cost savings of approximately \$25,000 to the Atlas Phase 1 effort. Motion carried.

Ignite cda Support for Emergency Economic Community Needs

Background: for background on this issue, please refer to the March 18, 2020; April 15, 2020; May 20, 2020 and June 17, 2020 board meeting minutes.

No board discussion on this agenda item.

7. BOARD COMMISSIONER COMMENTS:

Commissioner English shared that he had an opportunity recently to take a boat ride on the Spokane River past the Atlas mill site project area. He said it was amazing to see the improvements completed to date from the river perspective.

8. ADJOURN:

Motion by Commissioner Armon, seconded by Commissioner Chapkis, to adjourn. Motion carried.

The **ignite cda** board meeting adjourned at 5:41 p.m. Minutes prepared and submitted by Ex. Director Berns.