



## BOARD MEETING MINUTES

WEDNESDAY FEBRUARY 15, 2023 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: Widmyer, Hoskins, Metts, Evans

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

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

### 2. PLEDGE OF ALLEGIANCE

### 3. PUBLIC COMMENT

No public comment provided.

### 4. APPROVAL OF CONSENT CALENDAR

- Approval of January 18, 2023 Board Meeting Minutes
- Approval of Payables as Submitted
- Approval of District Monthly Financial Statements

**Motion by Commissioner Evans, seconded by Commissioner Widmyer, to approve the Consent Calendar. Motion carried.**

### 5. EXECUTIVE DIRECTOR'S REPORT

Atlas Project: Request for Proposals (RFPs) #9: Area 13

Ex. Director Berns shared an overview of RFP #9 with the board. The Area 13 RFP is focused on stand-alone food & beverage uses, or a mix use product including food & beverage. The RFP calls for submission of proposals by April 28, 2023. Following are key elements of the Area 13 RFP:



Area 13 location on project site - aerial.



Area 13 location on project site – graphic.

Welch Comer has created the following two potential development scenarios for Area 13. While the focus of the concepts is on retail, particularly food & beverage uses, development concepts can integrate other uses, such as residential or hotel, as allowed by the development standards. The concepts are for illustration purposes only and are not to be construed as expressing a preference for these formats relative to any other. Developers are encouraged to submit their ideas for what will achieve the development intent of activating Area 13 with a vibrant commercial use.

**OPTION 1  
Maximum Development**

Depicts a maximum development option for multiple food & beverage buildings with all necessary parking.



**OPTION 2  
Mixed-Use**

Depicts a mixed-use function for multiple food & beverage locations with accommodation for roughly 10 condominiums including at grade parking.

AREA 13 SCORING MATRIX		POINTS
1	<b>Development Experience</b> - Track Record - Evidence of Financial Capacity - References	50
2	<b>Consistency with Development Standards and Architectural Design Guidelines</b> - Consistency with Development Standards - Consistency with Architectural Guidelines <i>Provides Conceptual Drawings, Elevations and Representative Photos</i> - Support for Development Vision including Project Narrative	75
3	<b>Purchase Price</b>	75
<b>TOTAL POINTS</b>		<b>200</b>

Area 13 Proposal Scoring Matrix.

Board discussion ensued, clarifying questions were addressed.

**Motion by Commissioner Evans, seconded by Commissioner Metts, to approve Atlas Project RFP #9 for Area 13 as proposed and authorizing distribution of RFP #9. Motion carried.**

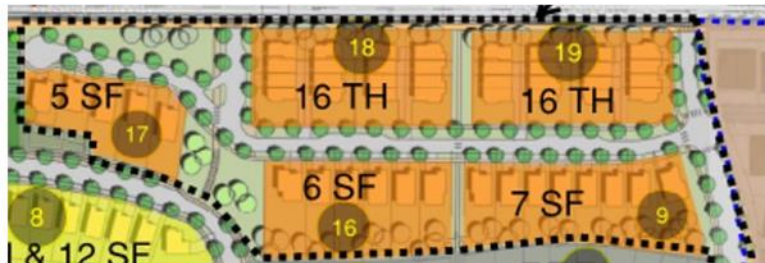
Atlas Project: Update

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

## Phase 2 Progress

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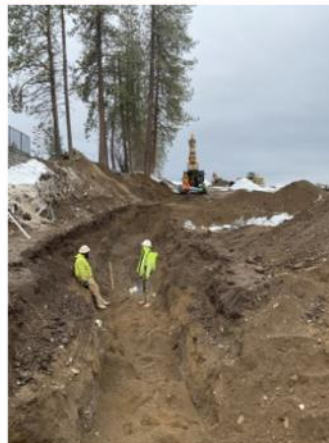
- Phase 2B Sewer Complete Except North Side Sewer Services



## Phase 2 Progress

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- Phase 2B water utility work underway
- Water service work will pause while RFP #8 proposals are evaluated



# Area 14 and 15 Rockery Wall



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The above graphic depicts the latest iteration of the cottage-style housing concept for the Phase 3 (Mt. Hink) area of the project site. This concept continues to be further refined including the possibility of a “Courtyard Fourplex” design located on the northern end of the site (refer to following two graphics for a more detailed depiction).

## Phase 3 Courtyard Fourplex



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## Phase 3 Courtyard Fourplex

- Lot(s) Condominium with common space
- Two Unit Types
  - +/- 2,000 sf
  - +/- 1,200 sf
- Price +/- \$ TBD
- RLV +/- \$ TBD/lot



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Board discussion ensued re. the viability of the fourplex design. Also discussed was the option to include some lever of “missing middle” housing product in the fourplex design – i.e. some level of product targeted for a certain income demographic in the community. The board tabled conversation re. the missing middle opportunity for Phase 3 pending further analysis.

6. BOARD COMMISSIONER COMMENTS: No Commissioner comments.
7. ADJOURN: **Motion by Commissioner Widmyer, seconded by Commissioner Metts, to adjourn. Motion carried.**

The **ignite cda** board meeting adjourned at 4:36 p.m. Minutes prepared and submitted by Ex. Director Berns.