



To: Mayor & City Council, Coeur d’Alene, Idaho

**From: Scott Hoskins, Chair, ignite cda Board of Commissioners
Tony Berns, ignite cda Executive Director**

Re: ignite cda 2023 Annual Report

In accordance with annual reporting provisions of the Idaho code (Title 50, Chapter 20), we are pleased to present the following report for the Coeur d’Alene Urban Renewal Agency, dba ignite cda (“Agency”), activities for the period January 1, 2023 through December 31, 2023. Included in this packet is a fiscal year-end 2023 financial statement setting forth the Agency’s assets, liabilities, income and operating expenses.

2023 Overview

The following Agency Vision & Mission statements, along with the listed Agency strategic foci, drive the Agency’s business model and guide the Board’s strategic direction:

Vision: to be a catalyst for positive change in the creation of an exemplary 21st Century city; a city in which economic prosperity, quality housing and employment opportunities are available to all.

Mission: to bring together resources to achieve Coeur d’Alene’s vision of a diverse, sustainable community with healthy neighborhoods, a vibrant central city, a strong regional economy, sustainable, superior public open spaces, and quality jobs and housing for all.

ignite cda Strategic (long-term) Foci

(listed in no specific order of importance)

➤ **Education:**

- Lake District Success Stories:
 - Higher Education Campus (HEC) partnership with the City of Coeur d'Alene (City), University of Idaho, North Idaho College, Lewis Clark State College, Fort Ground Neighborhood, and other community stakeholders to enhance the long-term strategic value to the Coeur d'Alene community of these higher education institutions.
 - DeArmond Building: partnership with North Idaho College, University of Idaho, Lewis Clark State College and the State Division of Public Works to build this new facility within the HEC that serves as a new student welcome center and provides office space for the University of Idaho and Lewis Clark State College.
 - Sorenson Magnet School: partnership with School District 271 on American with Disability Act building improvements that helped prevent the closure of this downtown neighborhood school.
- River, Atlas & Health Corridor Districts:
 - Evaluate and pursue opportunities that arise that create value for the community.

➤ **Job Creation & Retention**

- Continue partnership efforts with Jobs Plus, City, Kootenai Health and private employers to facilitate job creation and job retention in support of emerging industries.

➤ **Housing:**

- Ignite cda will play a key support role in helping the City achieve its vision for housing in the community, by pursuing housing opportunities in all Agency Districts.

➤ **Public Space: Create New & Enhance Existing Public Space:**

- Lake District Success Stories:
 - Atlas Waterfront Park
 - McEuen Park
 - Memorial Park and Grandstand
 - Rotary Centennial Park
- Ignite cda will continue to partner with stakeholders to encourage connectivity of existing and new public space.
- Ignite cda will continue efforts to secure long-term public access to the river waterfront (e.g. Mill River (Johnson) Park, Atlas Waterfront Park) and continue to leverage public funds to create new public space.
- River, Atlas and Health Corridor Districts: partner with City and other stakeholders to identify potential opportunities.

- **Public Parking:**
 - Ignite cda will help in rationalizing overall parking needs for all Agency Districts.

- **Atlas Mill Site Redevelopment Initiative**
 - Ignite cda will continue to work with the City and other stakeholders on transforming the former mill site area into a vibrant community asset including new waterfront public space and mix-use development supporting residential and commercial uses.

- **Health Corridor Urban Renewal District**
 - Ignite cda will work with the City, Kootenai Health and other stakeholders on value creating initiatives within the Health Corridor District.

- **Identification of Potential New Urban Renewal Districts**
 - Ignite cda will work with the City and other stakeholders on identifying the value proposition of potential new urban renewal districts.

Ignite cda Board Transitions

The ignite cda board had a longtime, dedicated commissioner end his tenure with the board in 2023: Brad Jordan. Mr. Jordan served on the ignite cda board from the Agency's inception in 1997 until August 2023; a total of 26 years.



Mr. Jordan helped the community achieve great success on many fronts including: economic (including job creation and job retention), quality of life and sense of place. Mr. Jordan brought a strong business skill set to the board and insights as to community issues derived from his years of expertise/experience in land development & real estate, and his years of service on the City's Planning Commission. The Agency heavily relied on Mr. Jordan's insights for many strategic decisions over the years, helping to leverage public funds with private equity to create immense value for the community. Coeur d'Alene is a better place because of his public service.

The ignite cda board welcomed the return of Mic Armon to the board in May 2023. Mr. Armon previously served on the Agency board for nine years and brings a strong business skillset to the board and insights as to community issues derived from his years of service as both a North Idaho College trustee and Kootenai Health trustee. Ignite cda is fortunate to have a community member of this caliber serving on the board.



The ignite cda board also welcomed a new member to the board in November 2023: Chris Meyer. Mr. Meyer also brings a strong business skillset to the board based on his years of experience in both the land development and real estate businesses. Mr. Meyer has served on the boards of several local organizations and brings a strong sense of community to the board. Again, ignite cda is fortunate to have a community member of this caliber serving on the board.



Ignite cda Board

Leadership

Scott Hoskins, Chair

Alivia Metts, Vice Chair

Members

Alivia Metts

Dan English

Chris Meyer

Jim Chapkis

Sarah Garcia

Amy Evans

Scott Hoskins

Brinnon Mandel

Mic Armon

2023 Agency Update

The Board’s accomplishments in 2023 have produced a strong financial position as reflected in the attached financial statements.

Following are updates to key Agency initiatives. A listing of past and current key Agency partnership initiatives is contained in Exhibit A.

▪ **Lake District**

The Agency closed its first redevelopment district in 2022. As per the Lake District Termination Plan, the following Lake District initiatives were completed in 2023:

- Sale of Atlas Project Area 13
 - Completion of public site improvements for the new location of the Museum of North Idaho (further details provided in the following pages)
 - Completion of public improvements at the CDA Chamber of Commerce building
 - Completion of four of the five ignite cda board approved City of CDA project initiatives (further details provided in the following pages)
- **Health Corridor District:**
 In fiscal year 2019, the Agency accepted the Health Corridor Eligibility Report authored by the Panhandle Area Council. Prior to Agency adoption, the Eligibility Report was accepted by the City Council. The Agency was authorized by the City Council to develop a Health Corridor Urban Renewal Plan (“HC Plan”) for the proposed Health Corridor area which would include a Master Plan and Economic Feasibility Study. The Agency hired HDR Engineering, Inc. to develop the Master Plan and to perform the Economic Feasibility Study. The HDR planning documents were completed and delivered to the Agency in September 2019. The HC Plan was approved by the ignite cda board in October 2019 and was sent to the City’s Planning Commission for review as to the HC Plan’s conformity with the City’s Comprehensive Plan. The Planning Commission issued a finding that the HC Plan did conform to the Comprehensive Plan and forwarded the HC Plan to City Council for review. On December 3, 2019 the City Council approved the HC Plan and formation of the Health Corridor Urban Renewal District.
- 2023 Update:**
- Efforts continue re. implementation of the DOWL Engineering traffic study recommendations. The traffic study identified key strategic mobility improvements and developed an implementation plan to achieve the strategic improvements over a 20-year time horizon. Ignite cda, in partnership with Kootenai Health, Idaho Transportation Department, Kootenai Metropolitan Planning Organization and the City continue working on implementing the mobility improvement recommendations identified in the traffic study.
- **Property Divestitures/Transfers**
 In 2023, the Agency completed the following property divestitures / transfers:
- Atlas Mill Site Project Divestitures: refer to Exhibit B.
- **Atlas Mill Site Project**
 In 2017, the Agency entered discussions with the City regarding the City’s acquisition of a 47+/- acre portion of the former Stimson mill site property owned by a private individual. The 47+/- acre property, referred to as the Atlas Mill Site Area, was located outside of the Agency’s River & Lake Districts. In 2017 the City agreed to allow for the expansion of the River District’s boundary to include a portion of the Atlas Mill Site Area, and also agreed to the creation of a new urban renewal district named the Atlas District which would include a portion of the Atlas Mill Site Area as well as the western section of the former Stimson mill site owned by Mr. Douglass. In 2018, the City agreed to also expand the Lake District to include the waterfront portion of the Atlas Mill Site Area. In the spring of 2018, the City purchased the 47+/- acre Atlas Mill Site Area. In

December 2018, the City approved the boundary expansions of the Lake and River Districts, and the creation of the Atlas District.

2023 Update:

- Phases 1 & 2 of the Atlas Mill Site development proceeded in 2023 with the continued engagement of LaRiviere Inc. to perform the needed site and infrastructure work. Additional development Areas within the project site were awarded to development teams: Exhibit B illustrates the current status of Area engagements. Construction of single-family homes, duplexes, townhomes and multifamily units continued in 2023 on divested Areas.
- The Agency, City and Idaho Transportation Department (ITD) entered into a Memorandum of Understanding in 2022 which allowed for the relocation of non-structural soil materials from the Mt. Hink area of the project site to the ITD pit located on Ramsey Road. During 2023, relocation of the non-structural materials was completed.
- The developer proposal review team comprised of representatives from ignite cda, City, Welch-Comer Engineers, Bernardo-Wills Architects and Heartland Real Estate Consulting continues to review / evaluate submitted proposals.

▪ **Midtown “Place Making”**

In 2009, the Agency, in partnership with the City and Midtown stakeholders, completed the 4th Street reconstruction and place making initiative, which laid the foundation for the transformation of a deteriorated section of 4th street (Lakeside Avenue to Harrison Avenue) into a safer, pedestrian friendly, vibrant corridor.

- In 2018, the Agency issued a new Request for Proposals (RFP) to developers for a project to be built on 0.53 acres of Agency owned property located at 813-823 N. 4th Street in the Midtown area. The Agency is looking to partner on a project that will create an active street environment, include some element of public space, and enhance the overall vitality of Midtown.

2023 Update:

- A Disposition and Development Agreement (DDA) for the Midtown Ventures LLC mix-use project was executed in the fall of 2020 . The developer has completed required surface parking lot improvements on 4th Street and has completed construction of the site’s north building and open green space.

▪ **Museum of North Idaho – Site Development**

In 2021, the Agency agreed to partner with the City and the Museum of North Idaho (MNI) to fund \$700,000 of site improvements on City owned property where the new MNI building is being developed. The funded site improvements were to be completed by September 30, 2022.

- **2023 Update:** Due to several factors which included pandemic related issues, the site improvements did not occur within the original timeframe. In September 2022, the Agency transferred the \$700,000 of approved project funding to the City. The City, Agency and MNI leadership worked together to complete the site improvements in 2023.

- **City of CDA Projects (Lake District)**

In 2021, the Agency agreed to partner with the City of CDA to fund \$565,000 of Agency approved project initiatives (listed below) located in the Lake District. These project initiatives were to be completed by September 30, 2022.

McEuen Park: Shade Element in West Pavilion Area or Playground Area	\$ 100,000
Fire Department Boat House @ 3rd Street	\$ 225,000
Seltice Way Conduit to Run Fiber to Atlas Park	\$ 35,000
McEuen Park: Sidewalk Repairs	\$ 100,000
CDA Library: Stairs Improvements	\$ 50,000
McEuen Park: Harbor House Overlook Deck Replacement	\$ 30,000
McEuen Park: Grand Plaza Tree Wells & Irrigation	\$ 25,000

- **2023 Update:** Due to several factors, all of the aforementioned project initiatives were not completed within the original timeframe. In September 2022, the Agency transferred \$304,970 of remaining approved project funding to the City. The City utilized those Agency provided funds to complete the following projects:
 - McEuen Park: Playground Area Gazebo project
 - Seltice Way Conduit to Run Fiber to Atlas Park project
 - McEuen Park: Sidewalk Repairs project
 - CDA Library: Stairs Improvements project
 - *Note 1: the Fire Department Boat House @ 3rd Street and McEuen Park Harbor House Overlook Deck Replacement projects were completed prior to transfer of funds.*
 - *Note 2: the McEuen Park Grand Plaza Tree Wells & Irrigation project was not undertaken.*

- **Riverstone West Phase 2 Improvement Reimbursement Agreement (IRA)**

The Agency entered an \$823,058 IRA with the Riverstone West development team pertaining to the construction of public infrastructure improvements associated with the building of the John Loop and Suzanne roadways located in the Riverstone West section of the Agency’s River District.

- During 2023, new building construction continued in the Riverstone West Phase 2 area.

- **Riverstone, Riverstone West Phase 1 & Mill River Owner Participation Agreements (OPAs)**

The Agency’s OPA involving the Riverstone West Phase 1 initiative continued in 2023. The Riverstone and Mill River OPAs have been retired. These mix-use projects have reclaimed brownfield sites along the Spokane River creating public space (in the form of new public parks), jobs, and live-work-recreate mix-use development amenities for the community.

- **Communications / Outreach**

The Agency continued its communication outreach efforts in 2023 primarily by utilizing the strength of the Agency’s website (www.ignitecda.org). Additionally, the Agency continued its communication strategy by inviting stakeholders to Agency board meetings and continued outreach efforts to the Coeur d’Alene community through presentations, videos and visits with interested target audiences.

- **Key Partnerships**

During 2023, the Agency Board continued efforts to strengthen partnerships with key organizations and community stakeholders including: City of Coeur d’Alene, Kootenai County, Jobs Plus, CDA Chamber of Commerce, Area & Regional Developers, Kootenai Health and Educational Institutions.

- **Atlas Project Area: Lake, River & Atlas District Strategic Property Portfolio**

➤ **2023 Update:** In 2020 & 2021, the City of CDA transferred to the Agency real property assets located in the Atlas project area. These properties are being divested over time to development teams via the Disposition and Development Agreement (DDA) process to effectuate the Atlas project development plan. These properties are depicted in Figure 1 in Exhibit B05.

Looking Forward to 2024 and Beyond

As shared earlier in this report, the Agency Board has established long-term strategic goals for the Agency Districts.

Summary

The Agency Board of Commissioners believes in continuous improvement, and thus continues to refine the Agency’s business model. The Agency’s presence, practices and functionality continues to be recognized by community leaders as both a key economic development catalyst for the Coeur d’Alene area, as well as an organization that creates great overall public value for the citizens in the community.

Exhibit A – Past & Current Key Agency Partnership Projects by District

LAKE DISTRICT

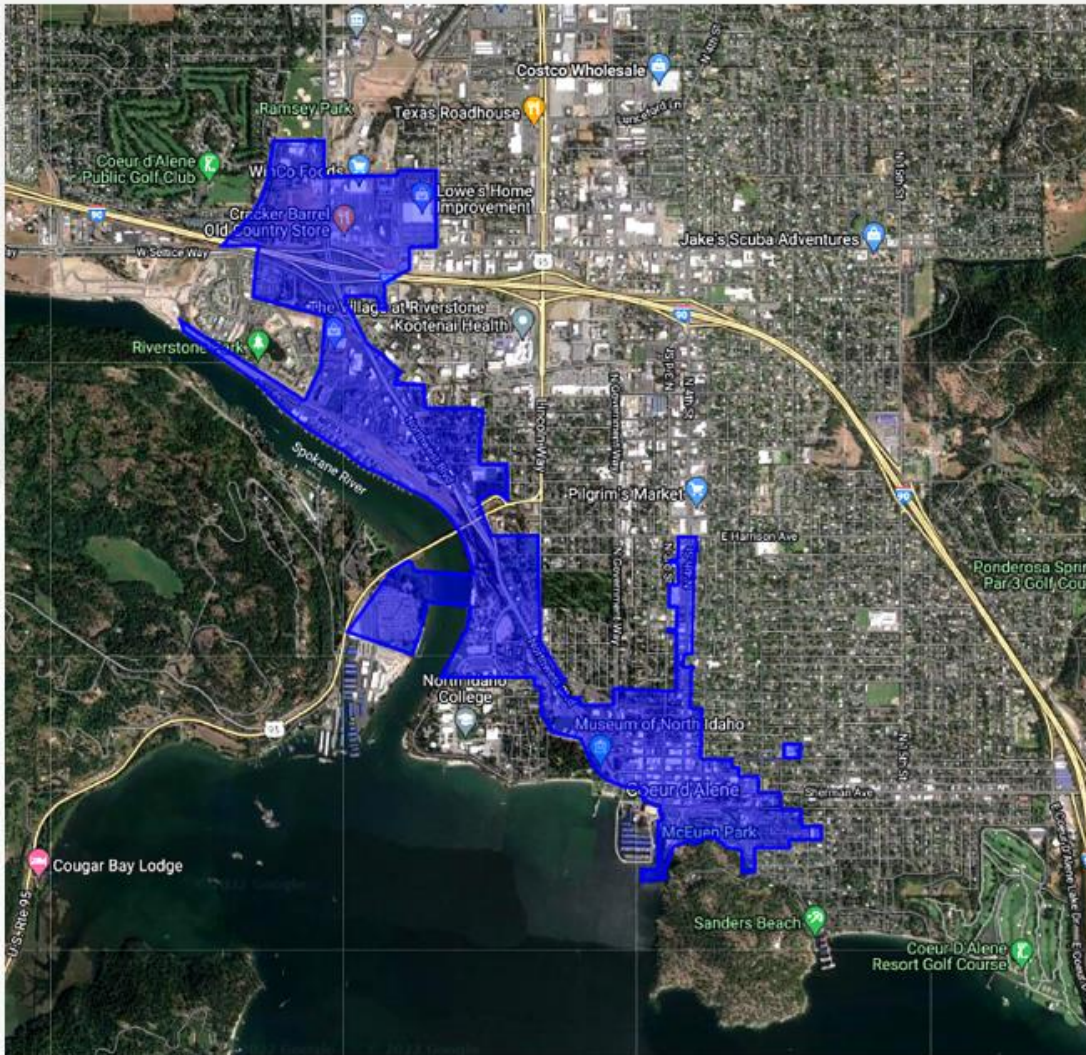
- Riverstone Mix-Use Development
- McEuen Terrace
- Chamber of Commerce Building / Site
- 609 Sherman Lofts
- "Ice Plant" Townhomes
- NICTF/ignite Initiative: Prairie Trail creation
- NICTF/ignite Initiative: Centennial Trail addition in HEC
- Park Side
- Kroc Community Center
- CDA Public Library
- Northwest Place
- Midtown: 4th Street Reconstruction
- Sorenson Magnet School: ADA Improvements
- Higher Education Campus (HEC)
- McEuen Park
- HEC Collaborative Education Facility Initiative
- Four Corner Master Plan: Mullan Road Element
- The Lake Apartments
- Four Corner Master Plan: Memorial Park Element
- Downtown Parking Facility
- Four Corner Master Plan: Memorial Field Grandstand
- Atlas Waterfront Park
- LaCrosse Avenue Roadway Extension & Public Improvements
- Sherman Square Park / Rotary Centennial Park
- Museum of North Idaho: Land Donation / Site Improvements
- City of CDA Public Space / Safety Improvements

Following is a copy of a pamphlet highlighting the Lake District Legacy.



The Lake District Legacy

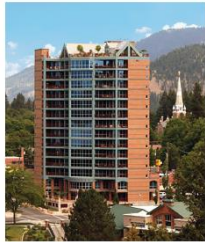
1997 - 2021



The Lake District was the first district created by ignite cda for the City of Coeur d'Alene's urban renewal agency. When a district is formed it has to have a specific termination date. The closure of the Lake District was December 31, 2021. The original Lake District encompassed 729 acres, it consists of the downtown core area, east to Sorensen school, and north to midtown. It proceeds west along Northwest Boulevard to Riverstone and at its northern most point extends above I-90 to the Kroc Center.



Riverstone Development - investment \$9,000,000



McEuen Terrace - investment \$343,000



Higher Education Campus - investment \$5,400,000



McEuen Park - investment \$15,600,000



CDA Regional Chamber - investment \$300,000



Parkside Development - investment \$500,000



Kroc Community Center - investment \$500,000



CDA Public Library - investment \$250,000



Midtown 4th Street Reconstruction - investment \$1,674,000



Sorenson Magnet School ADA Improvements - investment \$450,000



Sherman Square Rotary Centennial Park - investment \$625,000



Memorial Park - investment \$1,930,000



Memorial Grandstand - investment \$1,162,000



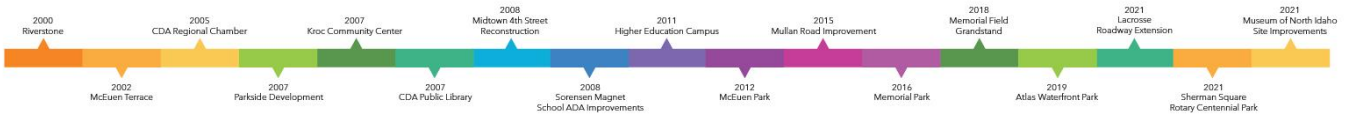
Atlas Waterfront Park - investment \$6,800,000



Lacrosse Roadway Extension - investment \$1,782,000



Museum of North Idaho Site Improvements - investment \$700,000



The Lake District Legacy

1997-2021

We asked some of our community leaders who over the years have played a key role in the success of the Lake District to share an insight as to the success of the Lake District. Here's what they had to say.



Scott Hoskins, Board Chair, ignite cda

On the east side of the district is the Sorensen Elementary School. The school district was ready to close the school as it was in bad need of repairs and there were some ADA requirements that had to be completed. We partnered with the school district and Sorensen school is now a very viable part of the downtown and is a major magnet school.



Sandi Bloem, Former Coeur d'Alene Mayor

During the time that I served as mayor, one of the things I said often was great communities are made up of great public places, and public places only happen when you take a space, get to know it well, and endow it with value. You literally create a place that the community can be proud of and is owned by the community. If you look at the projects such as the library, the skate park, the educational corridor, the Kroc Center, and the improvements to downtown, all the things ignite has done have created amazing public places. Every Urban Renewal project has fulfilled something that the community asked for. That's what builds a strong community.



Steve Widmyer, Former Coeur d'Alene Mayor

The project I was probably most excited about was the Memorial Field project because I remember as a six-year-old boy riding my bike from my house and playing baseball at Memorial Field. I'm a big history buff, I want to preserve history in the city of Coeur d'Alene. It is so very important to me personally that Memorial Field be preserved and that the grandstand be renovated. I am very excited about the Memorial Field project and everything that was done there.



Amy Evans, Coeur d'Alene City Council Member

The partnership between the city and the arts commission with ignite has been invaluable. It has allowed the city to curate an amazing collection of public art for all citizens and visitors to enjoy. In addition, the education corridor is a wonderful connection between Riverstone and the downtown core allowing the community to access all the parks in one day with use of the Centennial Trail going even further connecting to the Prairie Trail.

RIVER DISTRICT

- Mill River Mix-Use Development
- Riverstone West Mix-Use Development: Phase 1
- Mill River Seniors: Affordable Housing Initiative
- Riverstone West Apts.: Affordable Housing Initiative
- KYRO Ice Rink: Public Improvements
- Riverstone West Mix-Use Development: Phase 2
- Riverstone West III Apts.: Affordable Housing Initiative
- Circuit @ Seltice Sewer Infrastructure Initiative
- Seltice Way Revitalization Initiative
- Atlas Mill Site Project

ATLAS DISTRICT

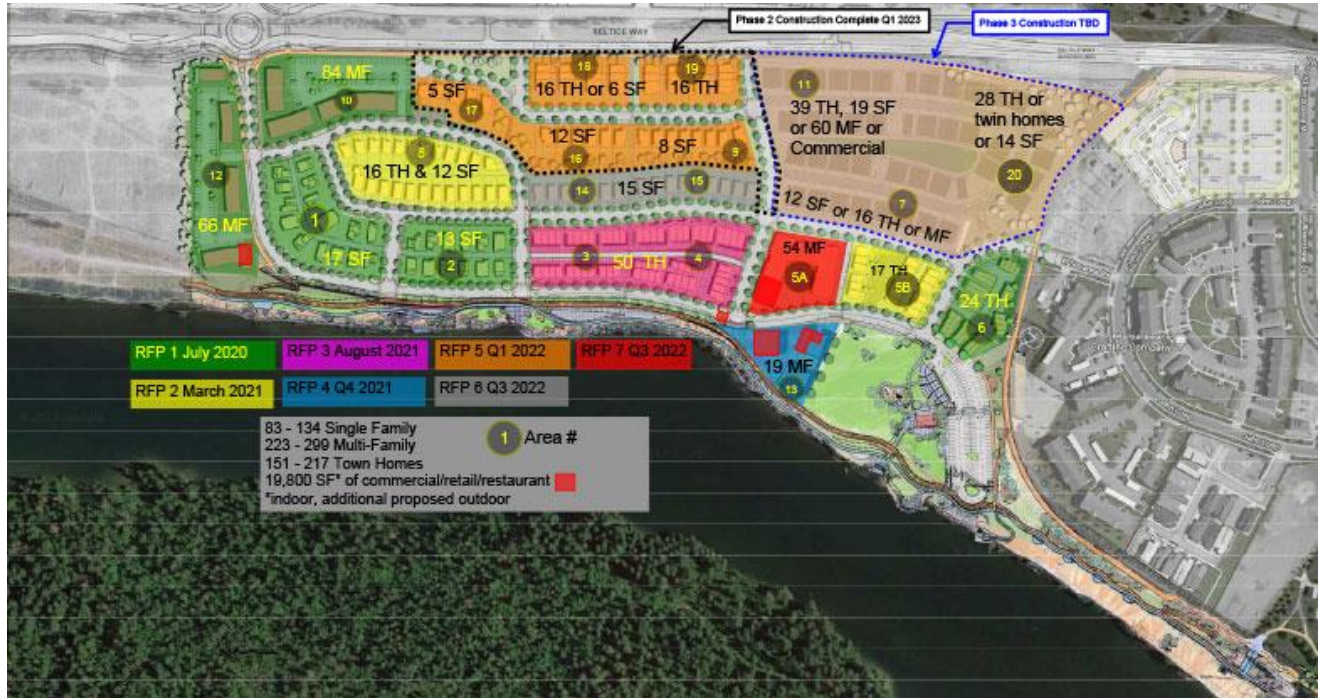
- Atlas Mill Site Project

HEALTH CORRIDOR DISTRICT

- DOWL Engineering Traffic Study

Exhibit B

Atlas Waterfront Project Status of “Areas” Within the Project Site as of December 2023

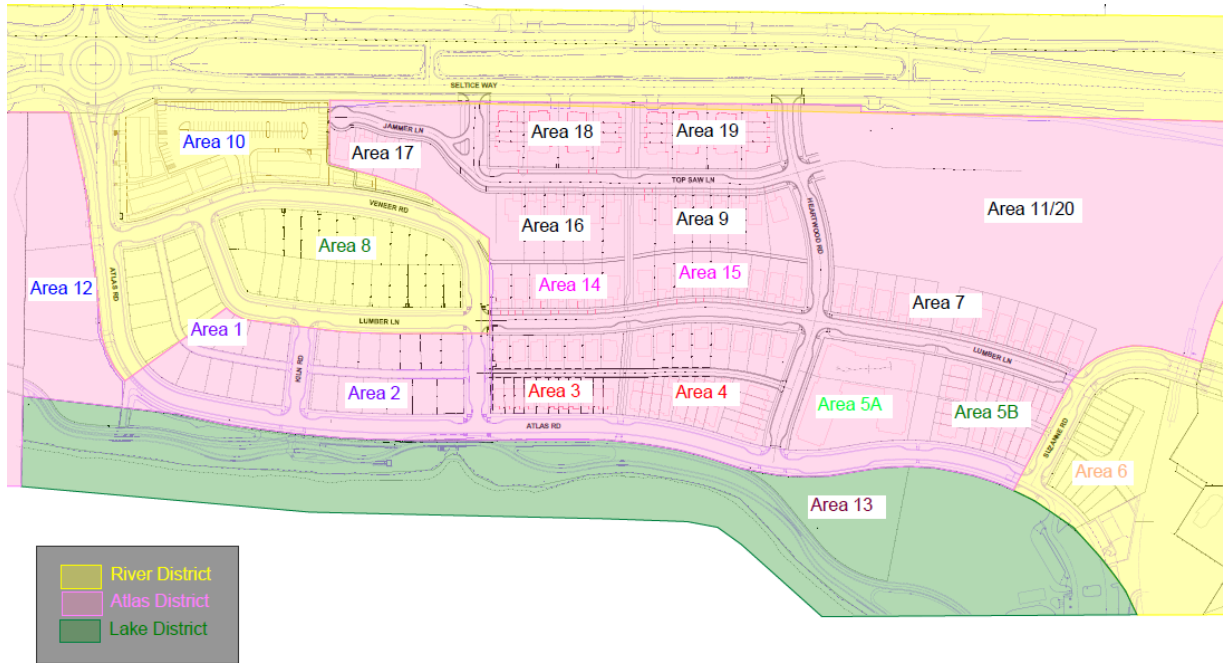


Areas Sold as of December 31, 2023: 1, 2, 3, 4, 5B, 6, 8, 10, 12, 13, 14, 15

Areas under DDA contract as of December 31, 2023: 9, 16, 17, 18, 19

Areas to be Released in Future Request for Proposals: 5A, 7, 11, 20

Atlas Waterfront Project "Area" Location Within ignite cda Districts



FINANCIAL STATEMENTS

Fiscal Year 2023 Audit Report Attached