



SPECIAL CALL BOARD MEETING

THURSDAY APRIL 4, 2024 10:00 A.M.

WELCH COMER ENGINEERS

330 E. LAKESIDE AVENUE, SUITE 101, CDA, IDAHO

MINUTES

1. CALL TO ORDER

ignite cda Chair Hoskins called the board meeting to order at 10:03 a.m.

ignite cda board members present: Hoskins, Metts, Chapkis

ignite cda board members attending virtually: English, Meyer, Armon, Mandel

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

Motion by Commissioner Chapkis, seconded by Commissioner Mandel, to remove the LaRiviere, Inc. Atlas Project Contract Change Order #6 agenda item.

Motion carried.

2. ATLAS PROJECT PHASE 3: ATLAS ROAD BORROW/BACKHAUL INITIATIVE

Welch Comer Atlas Project Amendment #27

Following is a memo to the Agency from Phil Boyd re. the proposed Welch Comer contract amendment #27 including the cost matrix for the proposed services.

Memorandum

TO: **TONY BERNS, EXECUTIVE DIRECTOR**
FROM: **PHILIP F. BOYD, P.E.**
PRJ. #: **41292.03.0**
SUBJECT: **AMENDMENT #27**
DATE: **APRIL 2, 2024**

Attached, please find proposed Amendment #27 for:

1. Atlas Road Borrow Site Design and Permitting
2. Atlas Phase 3 Site Layout and Grading Design
3. Atlas Road Construction Phase and Surveying Services

Items 1 and 2 are inter-related because we need to grade the Atlas Phase 3 site to determine how much structural soils we need and then grade the Atlas Road borrow site to determine how much structural soil we can borrow, and how much Phase 3 non-structural soil we can back haul. This is an iterative process with heavy ITD design influence. Both items 1 and 2 will result in grading construction documents that will be used to secure ITD (Atlas Rd. site) and City (Atlas Rd. and Phase 3 sites) approvals and permitting. Please see the agreement for more specific scope of work.

Item 3 includes the three months of construction phase services (surveying, inspection, construction administration, coordination with City, public, ITD) for the Atlas Road Haul change order. During the haul, we will also be working on the Phase 2B construction observation (already under contract with ignite CDA), so we will be adding additional staff for the haul operation on a part time basis (two hours per day) to help observe startup operations (planned work for the day, traffic control, corrective actions from the prior day). During the remainder of the workday, our Phase 2B inspector will periodically inspect the Atlas Borrow site and haul route.

We are pleased to have developed this idea for the Atlas Phase 3 site structural soil import/non-structural soils export as the most cost-effective option for remediating Phase 3. As you know, developing this has been a lengthy process; your leadership and influence with the City and ITD brought the idea to fruition.

Professional Services	Professional Services Fee
Design and Permitting Phase	\$40,000
Negotiation Phase	\$3,000
Construction Phase Services and Survey	\$50,000
Total	\$93,000

Motion by Commissioner Chapkis, seconded by Commissioner Metts, to approve both the design & permitting phase and the negotiation phase of the Welch Comer Contract Amendment #27 totaling \$43,000, with approval of the construction phase services and survey expenditures contingent upon City Council approval of the Atlas Road Borrow / Backhaul initiative. Motion carried.

Tetra Tech Contract: Task #2 Authorization

ITD and the Idaho Department of Environmental Quality (IDEQ) are requiring an updated Quality Assurance Project Plan (QAPP) and Site-specific Safety and Health Plan (SSHP) for the proposed Atlas Road Borrow/Backhaul initiative. This update work is contained in the Tetra Tech contract as presented previously to the **ignite cda** board under Task #/2.

IGNITE CDA			TASK 1		TASK 2		TASK 3		TASK 3		TASK 5		TOTAL	
COST ESTIMATE AND WOOD WASTE SAMPLING SOIL AND WOOD WASTE SAMPLING ATLAS MILL - MT. HINK AREA 3000 BLK W. SELTICE WAY, CDA, ID			PROJECT MANAGEMENT		UPDATE QAPP AND SSHP		INITIAL XRF SCREENING MARCH 21/22, 2024		ROUTINE WEEKLY SAMPLING AND XRF USE		WEEKLY STATUS REPORT + FINAL REPORT			
NAME	TITLE	UNIT RATE	QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE
TETRA TECH STAFF														
Jon Weige	Sr. Environmental Scientist	\$ 160.00	12	\$1,920	4	\$640	6	\$960	12	\$1,920	16	\$2,560	50	\$8,000
Maureen McGraw	Sr. Engineer / Project Manager	\$ 175.00	2	\$350									2	\$350
Field Staff TBD	Environmental Scientist/Geologist	\$ 115.00	16	\$1,840	8	\$920	12	\$1,380	100	\$11,500	36	\$4,140	172	\$19,780
Natalie Morrow	Quality Control	\$ 140.00									4	\$560	4	\$560
Deb Lloyd	Business Admin	\$ 95.00	2	\$190									2	\$190
Jessica Cook	Administrative Assistant	\$ 80.00	2	\$160									2	\$160
TOTAL STAFF COST				\$4,460		\$1,560		\$2,340		\$13,420		\$7,260		\$29,040
LAB (Soil/Core)														
Lab - SPLP SW-846 1312 Extraction		\$ 110							11	\$1,210			11	\$1,210
Lab - Biochemical Oxygen Demand, 5 Day, SM 5210B (S		\$ 88							11	\$968			11	\$968
Lab - Tannins and Lignin SM 5550B (SPLP leachate)		\$ 83							11	\$908			11	\$908
Lab - Chemical Oxygen Demand, EPA 410.4 (SPLP leach)		\$ 60							11	\$660			11	\$660
Lab - Total Organic Carbon SM 5310B (SPLP leachate)		\$ 50							11	\$550			11	\$550
Lab - TCLP (SW-846 1311) Metals As + Pb		\$ 160							11	\$1,760			11	\$1,760
Lab - RCRA Metals (EPA 6010/6020 etc)		\$ 120							11	\$1,320			11	\$1,320
Lab - Energy Fee and disposal fee, 1 per invoice		\$ 48							11	\$528			11	\$528
TOTAL Organic Leachate Costs				\$ 719						\$7,294				\$7,294
TRAVEL														
Mileage		\$ 0.650					80	\$52	1500	\$975			1580	\$1,027
Per Diem/Day of travel		\$ 54.00												
TOTAL TRAVEL COSTS								\$52		\$975				\$1,027
OTHER DIRECT COSTS														
XRF Rental, Daily (Includes Shipping)		\$ 500					1	\$500	10	\$5,000			11	\$5,500
GPS Unit		\$ 25					1	\$25	10	\$250			11	\$275
FedEx		\$ 70												
TOTAL OTHER DIRECT COSTS								\$525		\$5,250				\$5,775
GRAND TOTAL				\$4,460		\$1,560		\$2,917		\$27,549		\$7,260		\$43,746

Motion by Commissioner Mandel, seconded by Commissioner Meyer, to approve Task #2 of the Tetra Tech Contract in an amount not to exceed \$1,600. Motion carried.

3. ATLAS PROJECT: ATLAS FIVE LLC: DDA AMENDMENT #2

The Atlas Five LLC development team has requested a DDA phasing plan extension for Atlas Project Areas 14 & 15. Per the existing phasing plan in the DDA, all residential units need to be completed within 42 months of closing. The development team has requested that the phasing plan be extended to 92 months.

Ignite cda not only receives revenue from land sales, but also from tax increment revenues generated when constructed buildings are assessed and added to the tax roll. There is a tax increment opportunity cost to ignite for agreeing to the requested phasing plan time frame extension. The total opportunity cost for Areas 14 & 15 has been calculated to be \$131,185.

Amendment # 2 to the DDA pertains to the requested phasing plan time frame extension and associated time frame penalty calculations.

Motion by Commissioner Metts, seconded by Commissioner Chapkis, to approve a modification to the DDA with Atlas Five LLC regarding Areas 14 and 15, which modification shall allow an extension to the Phasing Plan proportionate, based on the number of units in each area, to previous Phasing Plan extensions granted on Areas 5B and 8, as well as Area 6, along with a penalty payment clause associated with the requested Phasing Plan extension. Motion carried.

4. ATLAS PROJECT: COEUR INVESTMENT GROUP LLC: DDA AMENDMENT #2

The Coeur Investment Group LLC development team has requested a DDA phasing plan extension for Atlas Project Areas 9, 16, 17, 18, 19. Per the existing phasing plan in the DDA, all residential units need to be completed within 60 months of closing. The development team has requested that the phasing plan be extended to 120 months.

Ignite cda not only receives revenue from land sales, but also from tax increment revenues generated when constructed buildings are assessed and added to the tax roll. There is a tax increment opportunity cost to ignite for agreeing to the requested phasing plan time frame extension. The total opportunity cost for Areas 9, 16, 17, 18, 19 has been calculated to be \$300,067.

Amendment # 2 to the DDA pertains to the requested phasing plan time frame extension and associated time frame penalty calculations.

Motion by Commissioner Metts, seconded by Commissioner Chapkis, to approve a modification to the DDA with Coeur Investment Group LLC regarding Areas 9 and 16, 17, 18, 19, which modification shall allow an extension to the Phasing Plan proportionate, based on the number of units in each area, to previous Phasing Plan extensions granted on Areas 5B and 8, as well as Area 6, along with a penalty payment clause associated with the requested Phasing Plan extension. Motion carried.

5. ADJOURN

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

The **ignite cda** special call board meeting adjourned at 11:12 a.m. Minutes prepared and submitted by Ex. Director Berns.