



SPECIAL CALL BOARD MEETING

WEDNESDAY JUNE 12, 2024 3:00 P.M.

WELCH COMER ENGINEERS

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

MINUTES

1. CALL TO ORDER

ignite cda Vice Chair Metts called the board meeting to order at 3:07 p.m.

ignite cda board members present: Armon, Garcia, Meyer, English

ignite cda board members attending virtually: Metts, Chapkis

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

2. ATLAS PROJECT PHASE 3: HOUSING PRODUCT DISCUSSION – MARKET RATE DEVELOPMENT AND/OR LOCAL WORKER HOUSING (LWH) DEVELOPMENT

Members of the Atlas project team [Berns, Quade, Phil Boyd (Welch Comer Engineers) and Ben Wharton (Heartland Real Estate Consultants)] led a discussion with the board re. both market rate and LWH possible product solutions on the Atlas project Phase 3 site. Phase 3 of the project site is depicted below and is comprised of Areas 11 & 20. The lot layout shown in the graphic for Areas 11 & 20 is for illustrative purposes only at this time and is not a final lot layout solution.



Board discussion focused on the following elements of the housing product issue:

- Is the Atlas Project Phase 3 site an appropriate location for LWH.
- If LWH is pursued on the Phase 3 site, is it possible/practical to have a certain percentage of the units to be sold and managed as LWH and the remaining units to be sold at market rate.
- What are the long-term management issues associated with a deed restricted LWH approach, and what entity could be engaged to manage the long-term deed restrictions.
- Financial impact to the Atlas District associated with the inclusion of some level of LWH on the Phase 3 site.

Motion by Commissioner Armon, seconded by Commissioner Meyer, directing the Executive Director and the Atlas project team to develop a hybrid cottage court Phase 3 concept, for further board review, that includes market rate single family homes & local worker housing twin homes that:

- provides neighborhood integrity, and
- produces between 25% to 50% of deed restricted lots on the Phase 3 site.

Motion carried.

3. ADJOURN

Motion by Commissioner Garcia, seconded by Commissioner Meyer, to adjourn. Motion carried.

The **ignite cda** special call board meeting adjourned at 4:15 p.m. Minutes prepared and submitted by Ex. Director Berns.