



BOARD MEETING MINUTES

WEDNESDAY SEPTEMBER 17, 2025 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: Garcia, Armon, Mandel, Miller, Hoskins, Meyer, Evans

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 August 20, 2025 Board Meeting Minutes
- Approval of Payables as Submitted
- Approval of District Monthly Financial Statements

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

5. EXECUTIVE DIRECTOR'S REPORT

Atlas Project

deChase-Miksis Area 13 Disposition & Development Agreement (DDA):
Concept Modification & Timeframe Extension Request

*Background: The disposition of Atlas Project Area 13 was one of the last board transactions to occur in the now closed **ignite cda** Lake District. Area 13 was sold to the deChase-Miksis team in December of 2023 so that said property sale proceeds could be transferred to the City to help reimburse the City for their acquisition costs associated with purchasing the brownfield Atlas mill site. Although not ready to begin development of the site soon after closing, the deChase-Miksis team agreed to close on the property sale*

*in December 2023 as long as they were given ample time to create a development concept for a somewhat challenging site. Ignite cda agreed to give deChase-Miksis two years from closing (i.e. until December 2025) to begin phased construction of the board approved site development concept of two residential buildings and one commercial building. Over the past two years, both the development schedule and design concept have been refined which brings the development team back to the **ignite cda** board for proposed DDA amendments.*

Dean Pape (deChase-Miksis) shared a presentation with the board requesting two amendments to the existing Area 13 DDA. Requests:

- Requesting board approval for a DDA amendment re. a redesigned development concept
- Requesting board approval for a DDA amendment re. a time frame extension

Redesigned concept

The Atlas Project team (Berns, Quade, Boyd, Wharton, Patterson) reviewed the deChase-Miksis team's new proposed design concept and have come to an acceptance level for the new design (see PowerPoint slides below that includes the redesigned concept). The Atlas Project team understands the market dynamics of locating the residential buildings closer to the water, and the challenge of landing a larger scale restaurant / hospitality tenant in the Atlas Project area. Given that City Council granted the easement requests associated with the east side of Area 13's boundary on September 16, 2025 the Atlas Project team supports the redesigned concept.

Timeframe extension

Under the current Area 13 DDA, deChase-Miksis is required to begin their Area 13 phased construction of either the commercial building or a residential building by December 2025 with all three buildings being completed by December 2031. **Ignite cda** has been informed that the developer will not make the December 2025 construction start date required in the DDA.

The developer is proposing a new DDA development timeframe that will have all three buildings being constructed at the same time with completion of all three buildings in Q2 2028, i.e. no phasing of construction. This DDA extension request includes a request for a new construction start date in Q1 2027 (14 months from December 2025) that will have all three buildings being constructed at the same time and completed sooner than under the 2031 timeline specified in the existing DDA, which is positive for the project on several fronts, including earlier tax increment revenue generation on Area 13. The proposed timeframe extension graphic is contained in the presentation slides shown below.

Following are key slides from the deChase-Miksis PowerPoint presentation shared with the board.



Site Plan shown above is the concept currently approved in the Area 13 DDA



Revised Plan Renderings

deChase
> Miksis



Building Areas

- 23 units
- 3,623 SF of indoor commercial space and a 1,500 SF covered outdoor patio space
- 48 residential parking stalls (including tandem access)

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Site Plan shown above is the redesigned concept proposed to the board for Area 13

Revised Site Plan

deChase
> Miksis



Highlights

- Separated parking/emergency access
- 12 foot multi-use path
- Native and adaptive landscape buffer
- Shade structure and two public terraces with pedestrian site furnishings

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Site Plan shown above is the redesigned concept proposed to the board for Area 13

Current DDA

Schedule of Performance

- Construction commencement of Phase 1 within 24 months of land closing or December 8, 2025
- Two-phased sequential construction approach for Commercial and Residential

Proposed Revisions

Schedule of Performance

- 14-month construction start extension
- Single-phased construction start for Commercial and Residential buildings.
- Expedites delivery of complete project when compared to the current Schedule of Performance

Task Name	Start	Finish	2025				2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Present to new easement plan to City Council	09/16/25	09/16/25																
Present new design to Ignite	09/17/25	09/17/25																
Finalize City and Ignite approvals	09/16/25	11/03/25																
Design Development	11/04/25	02/16/26																
Construction Documents	02/17/26	06/29/26																
Permitting	06/30/26	01/25/27																
Construction	01/26/27	04/28/28																

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Graphic above depicts the proposed new development timeframe for Area 13

Area 13 Building Height Variance Issue / Discussion

The Atlas Waterfront Neighborhood Development Standards call for a maximum building height for Area 13 of 45 feet. Included in the Standards is an allowed building height variance that enables the developer to increase the height of the buildings to 53 feet given that the development team includes some form of public benefit to the project area (see excerpt from the Standards below). This increased height variance was provided to assist in the viable development of Area 13, if needed.

Building Height

- Maximum: 45' with sufficient pitched roof elements as determined by the city planning department.

Additional building height:

Conditional height increase of up to 53 feet for 2,800 sf or 22% of the roof area, whichever is less, for pool roof deck.

Conditional height increase to 60 feet 2,300 sf or 17% of roof area, whichever is less, for pool support facilities, food and beverage area, elevator, and stair tower. Food and beverage areas on the roof are required to have public access. Height increases will only be allowed if an agreement can be reached with ignite cda that addresses public benefit.

As seen in the excerpt above, any variance to the 45-foot height limit will be granted by the **ignite cda** board.

The deChase-Miksis team indicates that the current designed heights of the Area 13 buildings are within the 45-foot parameter. However, they have requested some leeway in height limits “for flexibility in building modulation, but not to add another level of housing”.



The current public benefit project elements included in the revised design are denoted in the graphic above by numbers 2, 3, 4, 17, 25, 27.

2 = public terrace with pedestrian site furnishings

3 = bike racks

4 = public access pathway to restaurant patio

17 = 12-foot public multi-use path

25 = bollard lights for multi-use path

27 = shade structure not to exceed \$10K in cost

- The areas denoted by 2&3 next to the trail on the southern side of the residential buildings and on the east side of the project site are positive public amenities.
- The area denoted by 4 is considered a public amenity.
- The area denoted by 17 on the east side of the project site next to the park is also a public amenity.

- The area denoted by 25 can be considered a public amenity since it lights the multi-use path.
- The area denoted by 27 is also a public amenity that was recently created to help gain acceptance of the required easements from the city.
- The area denoted by 1 next to the park is landscaping required to screen the residential building access driveway, and may be considered a public amenity.
- The area denoted by 19 is landscaping provided by the city.

The current defined public benefits contained in the redesigned concept may be sufficient for the board to grant any requested building height variance. If not, any board action can be conditional based on further developer commitments to define and construct additional public benefit elements (as determined by ignite cda) or enhance currently defined public amenities.

The deChase-Miksis development team did not request an increased height variance for the two residential buildings at this board meeting, but would appreciate some board latitude in their planning process to evaluate some level of height increase for the two residential buildings.

Board discussion ensued re. the proposed amendment requests to the Area 13 DDA, including discussion of some level of latitude given to the development team in their design process re. building heights for the two residential buildings.

Motion by Commissioner Meyer, seconded by Commissioner Garcia, to approve the two requested Area 13 DDA amendments:

- **Approving the redesigned Area 13 site layout and building location concept as presented, also providing the development team the design flexibility of possibly increasing the heights of the two residential building up to a height of 53 feet if needed, with approval of any final building height increase above 45 feet conditioned on further board review of the proposed building heights.**
- **Approving the requested Area 13 timeframe extension as presented providing that all three buildings are under construction in Q1 2027 and all three buildings are completed in Q2 2028.**

Motion carried.

Project Update

Phil Boyd (Welch-Comer Engineers) shared an Atlas Project update with the board. Mr. Boyd updated the board on the status of the GGLO / Welch Comer / Heartland Phase 3 master planning initiative sharing that the master planning team is on schedule and that the next Phase 3 adhoc committee meeting is scheduled for mid-October.

Mr. Boyd also shared that the regional operator union strike has ended and that N.A. Degerstrom is gearing back up on their I90 lane widening project – no update yet on their delivery schedule of structural fill material to the Phase 3 site.

6. ELECTION OF **IGNITE CDA** CHAIR & VICE CHAIR

Motion by Commissioner Garcia that Commissioner Hoskins be nominated as **ignite cda Board Chair, and that Commissioner Metts be nominated as **ignite cda** Vice-Chair, for fiscal year 2026. Commissioner Evans seconded the motion. No other nominations were proffered, and no objections to the nomination slate were voiced. Motion carried.**

7. BOARD COMMISSIONER COMMENTS:

No Commissioner comments provided.

8. EXECUTIVE SESSION – Idaho Code Section 74-206

Subsection (1) (b): to consider the evaluation of the **ignite cda** Executive Director

Motion by Commissioner Garcia, seconded by Commissioner Meyer, to convene an Executive Session, as provided by Idaho Code Section 74-206: Subsection (1)(b): to consider the evaluation of the **ignite cda Executive Director**

Roll Call:

Jester	Absent	Garcia	Yes	Mandel	Yes
Metts	Absent	Armon	Yes	Miller	Yes
Evans	Yes	Hoskins	Yes	Meyer	Yes

Motion carried.

The **ignite cda** board entered Executive Session at 4:42 p.m. Those present were the **ignite cda** Board of Commissioners and Counsel Quade. Deliberations were conducted regarding the evaluation of the Executive Director. No action was taken in Executive Session and the **ignite cda** board returned to regular session at 5:18 p.m.

9. ACTION ON EXECUTIVE DIRECTOR

Motion by Commissioner Garcia, seconded by Commissioner Meyer, to increase the employer contribution to the Executive Director’s annual 401k contribution by \$500. Motion carried.

Motion by Commissioner Mandel, seconded by Commissioner Miller, to award the Executive Director the full bonus for Fiscal Year 2025. Motion carried.

10. ADJOURN:

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

The **ignite cda** board meeting adjourned at 5:19 p.m. Minutes prepared and submitted by Ex. Director Berns.