



## BOARD MEETING MINUTES

WEDNESDAY NOVEMBER 19, 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: Armon, Miller, Hoskins, Meyer, Evans, Jester, Garcia, Mandel

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

#### 2. PLEDGE OF ALLEGIANCE

#### 3. PUBLIC COMMENT

No public comment was provided.

#### 4. APPROVAL OF CONSENT CALENDAR

- Approval of October 15, 2025 Board Meeting Minutes
- Approval of Payables as Submitted
- Approval of District Monthly Financial Statements

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

#### 5. EXECUTIVE DIRECTOR'S REPORT

##### Bear Waterfront DDA - Sixth Amendment: Revised Buildout Timeframe

Ex. Director Berns shared an overview of the sixth amendment to the Bear Waterfront Disposition & Development Agreement (DDA) wherein the developer has asked the Agency for a 12-month timeframe extension in order to complete construction of the proposed commercial building located adjacent to Beebe Blvd and the Prairie Trail. This extension would call for the completion of the commercial building (referred to as the "Depot") by December 31, 2026. Below is a depiction of the proposed Depot commercial building.



**Motion by Commissioner Garcia, seconded by Commissioner Evans, to approve the Sixth Amendment to the Bear Waterfront DDA. Motion carried.**

Atlas Project:

deChase-Miksis Area 13 DDA - Third Amendment: Revised Design Concept & Buildout Timeframe

Ex. Director Berns shared an overview of the third amendment to the deChase-Miksis Area 13 Disposition & Development Agreement (DDA) wherein the developer has asked the Agency for two modifications to the existing DDA:

- Approval of a revised site development concept wherein the commercial building is moved to the northeast corner of the development site and the two residential buildings are moved adjacent to the Prairie Trail.
- Approval of a 14-month timeframe extension pertaining to the original construction start date of no later than December 8, 2025 to a new construction start date of no later than February 1, 2027 with completion of construction of all three Area 13 buildings by May 1, 2028. This is a change to the original DDA timeline wherein the three buildings would be built in phases with completion of all three buildings in 2031.

The **ignite cda** board approved these two developer requests at the September 2025 **ignite cda** board meeting. This third amendment to the DDA effectuates those approvals. Depictions of the revised site development concept are shown below.

## 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**

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**Motion by Commissioner Garcia, seconded by Commissioner Meyer, to approve the Third Amendment to the deChase-Miksis Area 13 DDA.  
Motion carried.**

### Adhoc Committee: Phase 3 Strategic Master Planning Initiative Update

Ex. Director Berns shared that the adhoc committee met earlier in November to review the latest iteration of the Phase 3 GGLO / Welch Comer / Heartland master planning initiative. The committee reviewed updated design concepts with the master planning team and formed an attainable housing development strategy recommendation for the board's consideration. This recommendation will be presented to the board for discussion on November 20 at an **ignite cda** special call board meeting.

### Project Update

Ex. Director Berns shared that the Agency is still waiting for N.A. Degerstrom to begin hauling efforts of structural fill material to the Atlas Project Phase 3 site from their I90 project work.

### 6. BOARD COMMISSIONER COMMENTS:

No Commissioner comments provided.

### 7. ADJOURN:

**Motion by Commissioner Mandel, seconded by Commissioner Jester, to adjourn. Motion carried.**

The **ignite cda** board meeting adjourned at 4:10 p.m. Minutes prepared and submitted by Ex. Director Berns.