



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 2025 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, 2025 through December 31, 2025. Included in this packet is the fiscal year-end 2025 financial audit setting forth the Agency’s assets, liabilities, income and operating expenses.

2025 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:**

- The Agency 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
- The Agency will continue to partner with stakeholders to encourage connectivity of existing and new public space.
- The Agency will continue efforts to secure long-term public access to the 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:**
 - The Agency will help in rationalizing overall parking needs for all Agency Districts.
- **Atlas Mill Site Redevelopment Initiative**
 - The Agency will continue to work with the City and other stakeholders on transforming the former mill site into a vibrant community asset including new waterfront public space and mix-use development supporting residential and commercial uses.
- **Health Corridor Urban Renewal District**
 - The Agency 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**
 - The Agency will work with the City and other stakeholders on identifying the value proposition of potential new urban renewal districts.

Ignite cda Board

Leadership

Scott Hoskins, Chair

Alivia Metts, Vice Chair

Members

Alivia Metts

Kiki Miller

Chris Meyer

Kevin Jester

Sarah Garcia

Amy Evans

Scott Hoskins

Brinnon Mandel

Mic Armon

2025 Agency Update

The Board's accomplishments in 2025 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. Per Disposition & Development Agreements (DDAs) in place, the following two Lake District projects are still being monitored through completion by the Agency:

- Atlas Project Area 13 mixed use development initiative
 - Completion of the mix use development by Q2 2028
- Bear Waterfront initiative (commercial building and ped/bike trail)
 - Completion by Q4 2026

- **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 Agency 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.

2025 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. The Agency, in partnership with Kootenai Health and other stakeholders, continue to look for initiatives / projects that will create value for the Health Corridor district.

- **Atlas Waterfront 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 (Property) owned by a private individual. This Property, referred to now as the Atlas Waterfront Project, was located outside of the Agency’s River & Lake Districts. In 2017 the City agreed to allow planning for the expansion of the River District’s boundary to include a portion of the Property, and also agreed to allow planning for the creation of a new urban renewal district named the Atlas District which would also include a portion of the Property. The new Atlas District would also include a segment of the former Stimson mill site owned by Spokane based developer Lanzce Douglass. In 2018, the City agreed to also allow planning for expanding the Lake District to include the waterfront portion of the Property. In the spring of 2018, the City purchased the Property. In December 2018, the City approved the boundary expansions of the Lake and River Districts, and the creation of the new Atlas District.

2025 Update:

- The Atlas Waterfront Project continues to perform very well financially allowing the Agency to finalize the reclamation efforts of the Phase 3 (aka Mt. Hink) site. The Phase 3 site includes Areas 7, 11 & 20 as depicted in Exhibit B.
- The reclamation effort of the Phase 3 site allowed the board in 2025 to consider creating deed restricted, attainable home ownership housing products to assist in the community’s efforts of increasing the inventory of long-term attainable housing. Planning efforts for the attainable housing initiative will continue in 2026.

- Phase 2 of the Atlas Mill Site development proceeded in 2025 with the continued engagement of LaRiviere Inc. to perform the needed site and infrastructure work. Construction of single-family homes, twin homes, and townhomes continued in 2025 on divested Areas.
 - During 2025, the Agency continued to benefit from an agreement between the City and the Idaho Transportation Department (ITD) pertaining to the future Atlas Road ITD swale site that will be needed for ITD's widening of Interstate 90. The City/ITD arrangement allowed the Agency to export non-structural soil materials from the Phase 3 area of the Atlas Project site to the City's property on Atlas Road. Additionally, the Agency was allowed to import structural fill material from the Atlas Road site to the Atlas Project Phase 3 site which has further assisted in the remediation of the Phase 3 site.
 - The developer proposal review team comprised of representatives from the Agency, City, Welch-Comer Engineers, Bernardo-Wills Architects and Heartland Real Estate Consulting continued to review / evaluate submitted proposals.
 - The Atlas Project Architecture Design Review Committee (ADRC), comprised of representatives from the City, Welch Comer and Bernardo-Wills, continued to work with Atlas Waterfront Project development teams on their building designs, making sure their designs conform to the Atlas Waterfront Project building standards and design guidelines.
- **Atlas Waterfront Project Property Divestitures/Transfers**
In 2020 & 2021, the City transferred to the Agency real property assets located in the Atlas Waterfront Project. These properties are being divested over time to development teams via the Disposition and Development Agreement (DDA) process to effectuate the Atlas Waterfront Project development plan. The status of the Agency's property divestitures / transfers is contained in Exhibit B.
 - **Riverstone, Riverstone West Phase 1 & Mill River Owner Participation Agreements (OPAs)**
The Agency's OPA involving the Riverstone West Phase 1 initiative continued in 2025. 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 2025 primarily by utilizing the strength of the Agency's website (www.ignitecda.org). Additionally, the Agency continued outreach efforts to the Coeur d'Alene community through presentations, videos and visits with interested target audiences.
 - **Key Partnerships**
During 2025, 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.

Looking Forward to 2026 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 continue 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

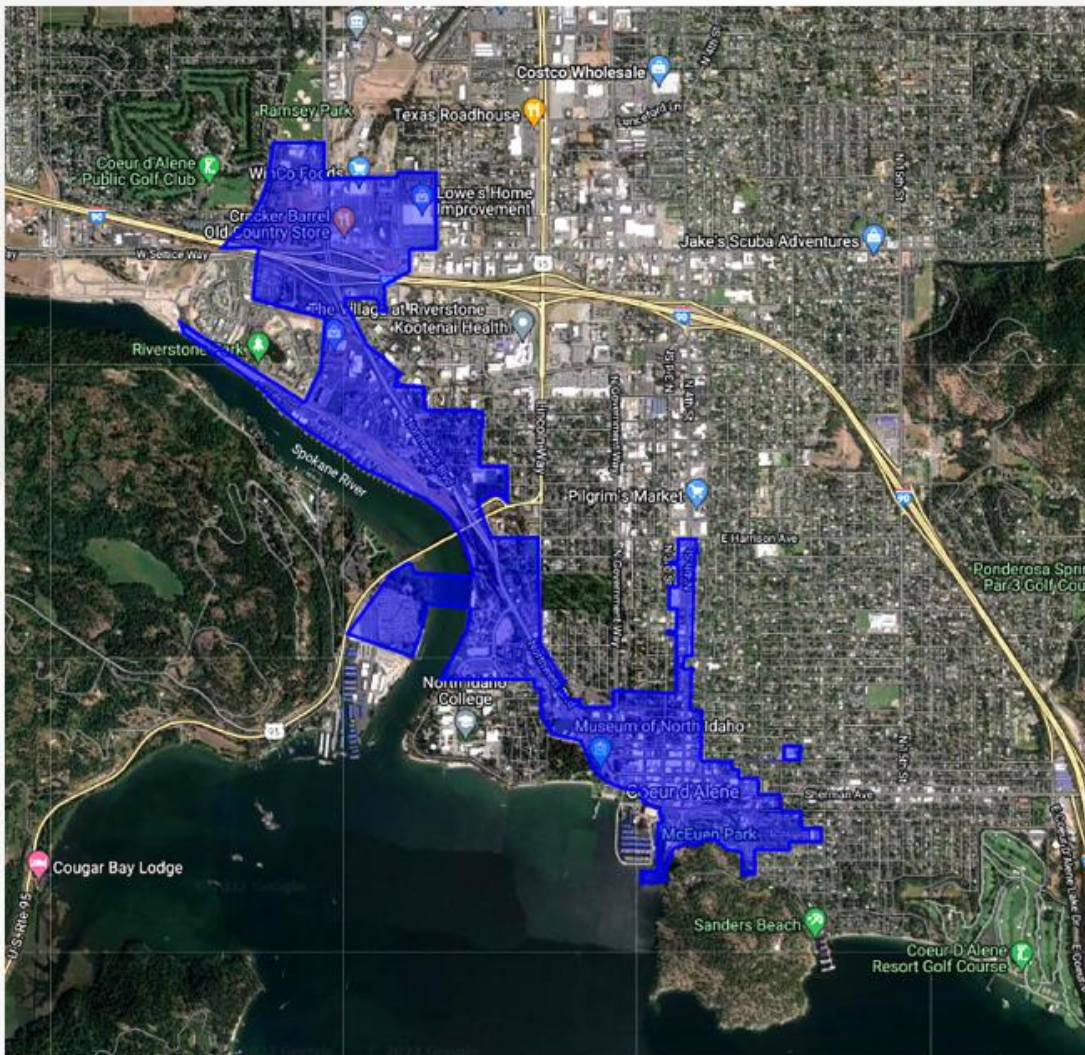
LAKE DISTRICT

- 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.



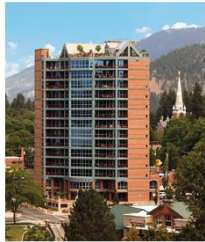
The Lake District Legacy 1997 - 2021



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 \$600,000



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



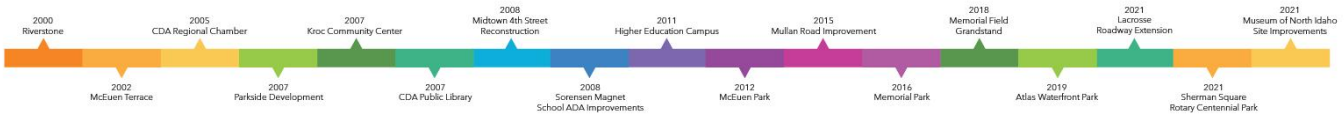
Atlas Waterfront Park - investment \$6,800,000



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 Waterfront Project

ATLAS DISTRICT

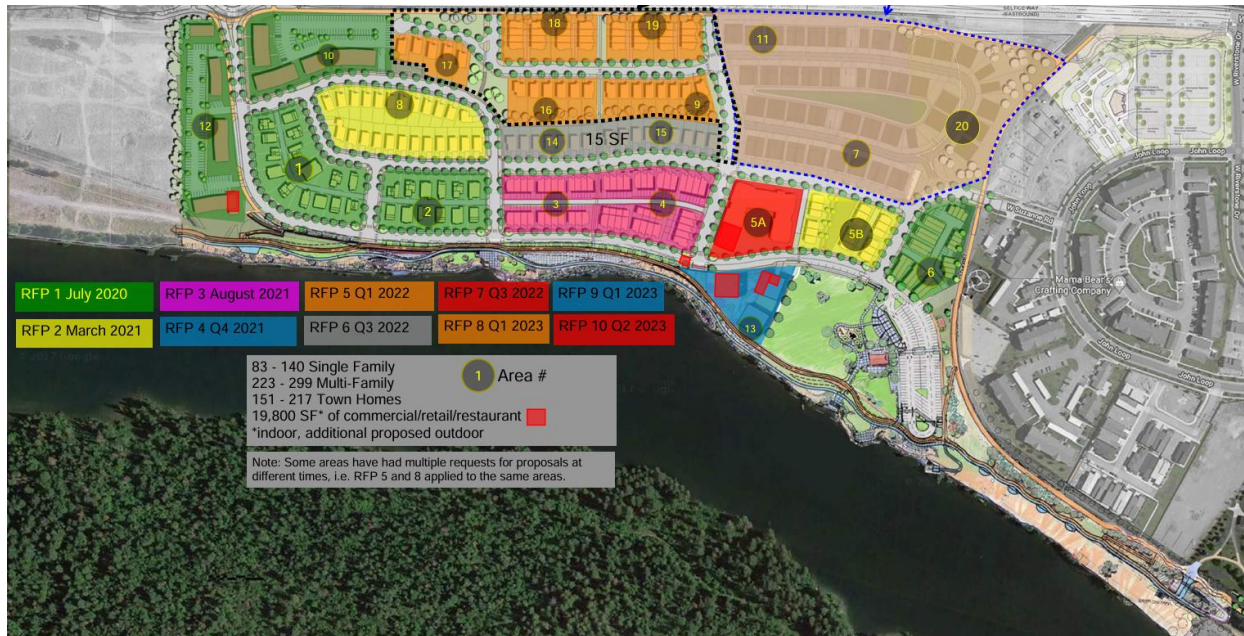
- Atlas Waterfront Project

HEALTH CORRIDOR DISTRICT

- DOWL Engineering Traffic Study

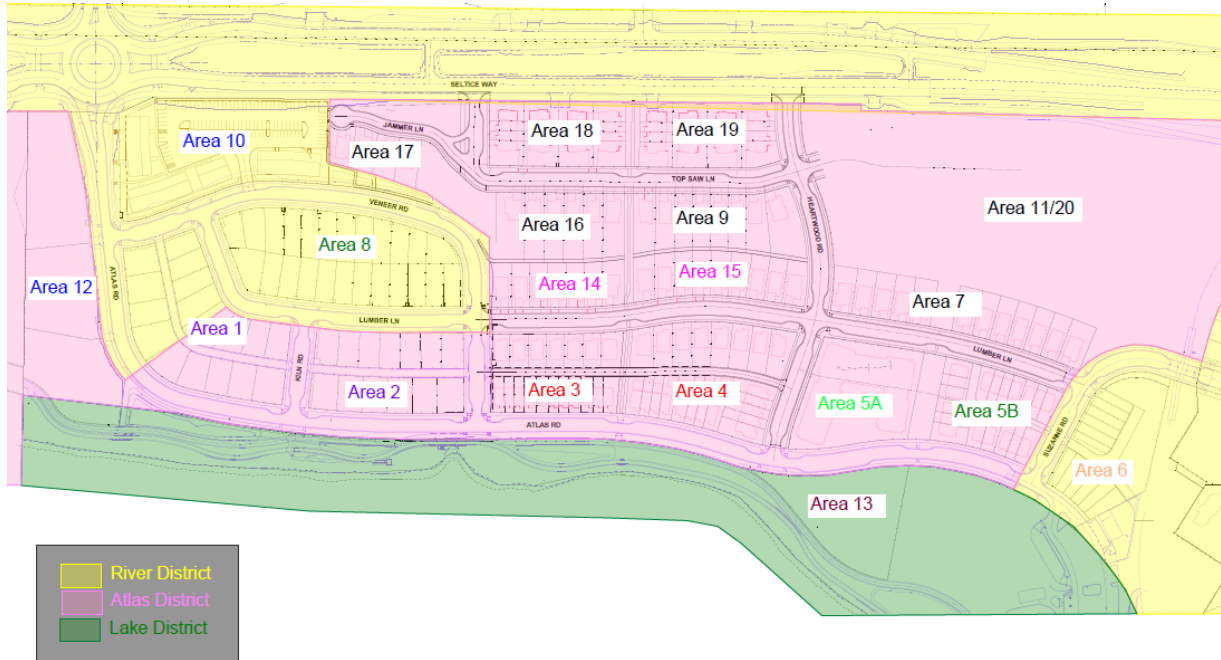
Exhibit B

Atlas Waterfront Project Status of “Areas” Within the Project Site as of December 2025



Areas Sold as of December 31, 2025: 1, 2, 3, 4, 5B, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19
Areas to be Released in Future Request for Proposals (RFPs): 5A, Phase 3 (Areas 7, 11 & 20)

Atlas Waterfront Project “Area” Location Within Agency Districts



FINANCIAL STATEMENTS

Fiscal Year 2025 Audit Report Attached