



BOARD MEETING MINUTES

WEDNESDAY JANUARY 21, 2026 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: Hoskins, Meyer, Jester, Garcia, Miller, Metts, Armon

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

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

No public comment was provided.

4. APPROVAL OF CONSENT CALENDAR

- Approval of December 17, 2025 Board Meeting Minutes
- Approval of Payables as Submitted
- Approval of District Monthly Financial Statements

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

5. FINANCE COMMITTEE: Fiscal Year 2025 Audit Report

Scott Hoover, of Scott Hoover CPA, shared a summary of the Agency's fiscal year 2025 audit with the board. The **ignite cda** finance committee reviewed the audit report prior to the board meeting.

Motion by Commissioner Garcia, seconded by Commissioner Metts, to approve the fiscal year 2025 audit report as presented by Scott Hoover CPA. Motion carried.

6. 2025 DRAFT **ignite cda** ANNUAL REPORT

- Public Comment re. 2025 **ignite cda** Draft Annual Report

A change to the urban renewal statutes occurred in 2011 that requires an urban renewal agency to accept public comment on their annual report prior to submittal to City Council. The following **ignite cda** process has been established to meet the statute requirements:

- The draft 2025 annual report to council was posted on the **ignite cda** website's home page a week prior to the January 2026 board meeting,
- A public notice ran in the CDA Press a week prior to the January 2026 board meeting indicating that the **ignite cda** Board will accept public comment on the annual report at the January 2026 board meeting. The notice states that the draft report is posted on-line, and also states that written public comments are welcome and can be submitted via mail or email,
- Public comment on the **ignite cda** annual report will be a discrete agenda item at the January 2026 board meeting. When this agenda item is addressed, an overview of the annual report will be provided. The **ignite cda** Chairman will then ask if there is any public comment on the annual report. The Board will then listen to public comment, and then review any written public comments received. The Board can then choose to discuss any issues as they wish, directing staff to work with the Chairman on making any modifications to the draft annual report prior to submission to City Council. The Board will then approve the draft annual report, via motion, with any proposed modifications as noted.

An overview of the draft 2025 **ignite cda** annual report was given to the board and viewing audience.

Public Comment Re. 2025 **ignite cda** Draft Annual Report

No public comment was provided at the Board meeting, and no written public comment was received.

Motion by Commissioner Meyer, seconded by Commissioner Armon, to approve the 2025 **ignite cda Annual Report as drafted, authorizing the submittal of the 2025 **ignite cda** Annual Report to the CDA City Council as required by Idaho statute. Motion carried.**

7. EXECUTIVE DIRECTOR'S REPORT

Resolution 26-01: Destruction of Semi-Permanent and Temporary Public Records

Resolution 26-01, which pertains to the destruction of the following public records per the Agency's public record retention policy, was discussed with the board:

- Temporary Public Records: documents and statements dated prior to October 1, 2023

- Semi-Permanent Public Records: documents and statements dated prior to October 1, 2020

Motion by Commissioner Armon, seconded by Commissioner Miller, to approve Resolution 26-01 approving the destruction of semi-permanent and temporary public records as proposed.

Roll Call:

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

Motion carried.

Atlas Project:

- Area 13: dechase-Miksis Increased Residential Building Height Request

The dechase-Miksis team is requesting Area 13 residential building height increases from 45-foot height to 47 feet, 10 inches, so a little less than 3 feet of additional height. Per City Code:

C. "Height" means the following:

1. *The vertical distance measured from the average finish grade of the building site, as determined from the highest and lowest point of that portion of the lot covered by the building, to the highest point of the roof, and subject to all provisions of section [17.08.220](#) of this title.*

This building height increase request is illustrated below, including a blown-up portion of the graphic depicting height information. Per the City Code section above, building heights are measured from the average grade to the midpoint of the building height. There is an allowed building height variance up to 53 feet on Area 13 if the developer can show public benefit. At the September 17, 2025 board meeting, the **ignite cda** board gave the developer the latitude to go up to a maximum building height of 53 feet with the requirement that the developer come back to the board for final approval.

The Atlas project team has reviewed these building concepts and has no concerns with the requested residential building height increase given the way building heights are measured.

Dean Pape (dechase-Miksis) discussed the residential building height request with the board and shared the following slides:

Current Roofline



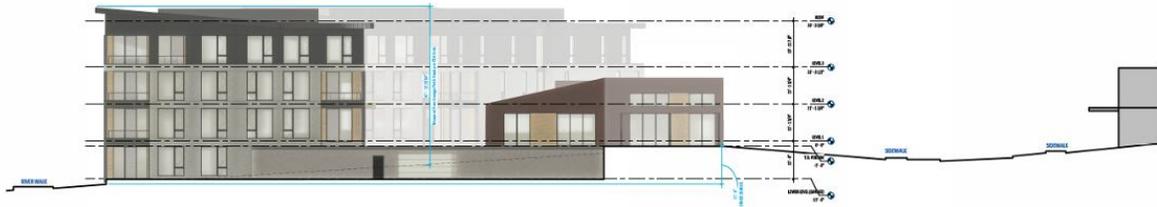
Proposed Final Roofline



1 | 00 - 3D VIEW - PLAN SW



2 | 00 - 3D VIEW - PLAN SE



1 BUILDING HEIGHT STUDY
1-10'



- Commissioner Jester shared that he feels the new roofline is an improvement to the character of the original design, and that the additional height request is not significant. Well done.
- Commissioner Garcia asked about any potential impact of the heightened rooflines on other homeowners in the area.
 - Mr. Pape shared that this small building height modification will not negatively impact neighbor views.
- Commissioner Meyer shared that the updated roofline and additional shielding of the mechanical units on the roof is beneficial and improves the aesthetics of the project.
- Commissioner Armon asked when the groundbreaking for the project will occur.
 - Mr. Pape shared that the groundbreaking is scheduled for fall of 2026.

Motion by Commissioner Garcia, seconded by Commissioner Jester, to approve the dechase-Miksis request to increase the residential building heights on Area 13 to a height not to exceed 47 feet, 10 inches as measured per City of CDA Code. Motion carried.

➤ Project Update

Phil Boyd (Welch Comer Engineers) shared a project update with the board. Following are key slides from his presentation.

Atlas Phase 3 Welch Comer Team



- Project Management
- Site Design
- Infrastructure Design
- HOA Standards
- RFP Development



- Master Plan Refinement
- Architectural Standards
- Site & Building Renderings
- Street & Park Landscape Architecture

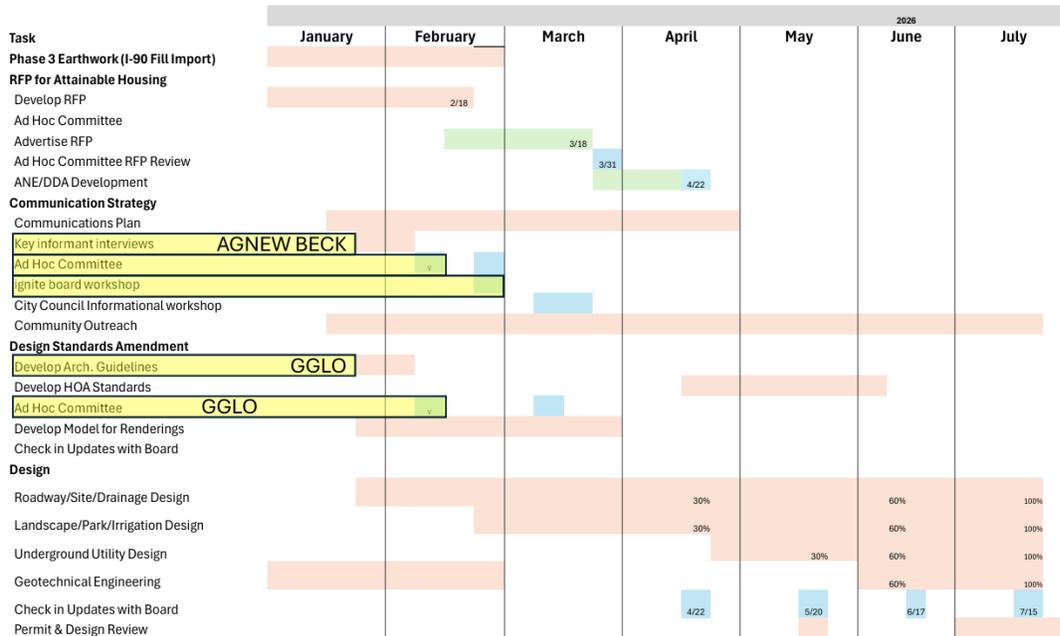


- Communication Planning
- Project Branding
- Outreach Planning



- Geotechnical Engineering





Mr. Boyd discussed the progress to date on the Phase 3 planning effort. The graphic above highlights the initiatives underway on the communication and design fronts.

Phase 3 I-90 Structural Soil Import

Board Approved in August 2025

Project Objective

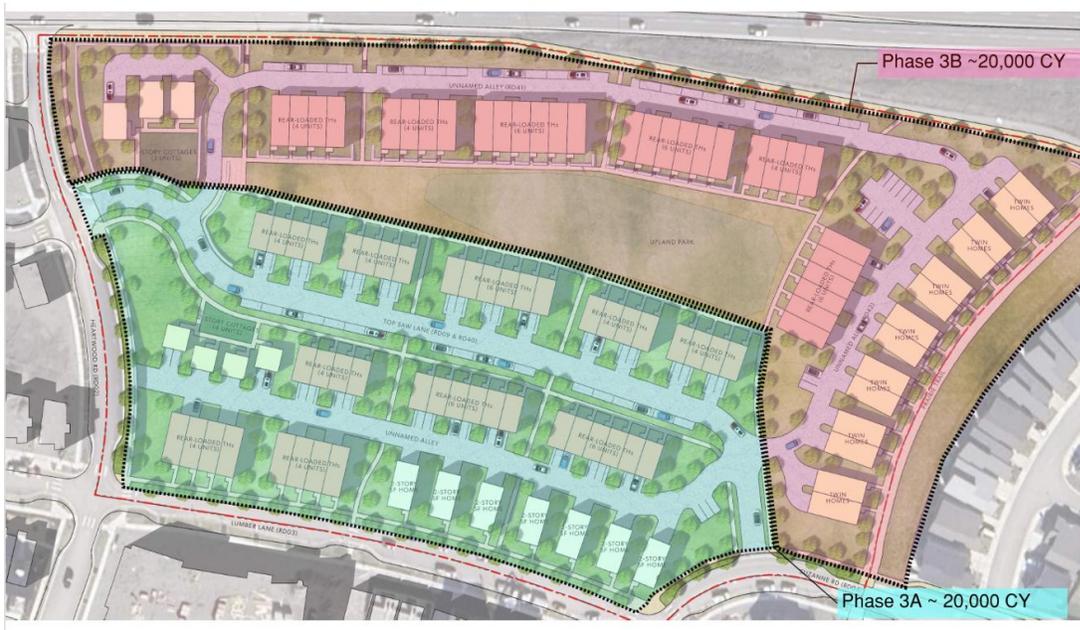
Use free I-90 imported structural soils to bring the Phase 3 site to finished grade (to be determined through the Phase 3 Master Plan)

Implementation Steps

1. N.A Degerstrom (I-90 East Contractor) Land Use Agreement
2. T. LaRiviere Spread and Compact Phase 3 Contract Amendment
3. Welch Comer Construction Phase Services Agreement



Mr. Boyd reminded the board of the plans in place to acquire needed structural fill material to bring the Phase 3 site up to the desirable grade. Efforts to gain I90 material as planned in the preceding slide have yet to materialize.



Mr. Boyd discussed a possible scenario shown above for board consideration re. a Phase 3A and Phase 3B approach to tackling the structural fill material issue. Phase 3A would be an effort to acquire structural fill material on the open market at a cost to get this portion of the site to a buildable grade to begin infrastructure construction in 2026. The board could then wait for free structural fill material to come to the site over time for Phase 3B.

This phased approach to the Phase 3 site would be more cost effective than having to build retaining walls to get the needed grade separation. It would also result in a better overall development. Further information on the structural fill issue will be brought to the board for discussion in February.

8. BOARD COMMISSIONER COMMENTS:

Board members thanked retiring Ex. Director Berns for his years of service to the Agency.

9. ADJOURN: **Motion by Commissioner Garcia, seconded by Commissioner Metts, to adjourn. Motion carried.**

The **ignite cda** board meeting adjourned at 4:37 p.m. Minutes prepared and submitted by **ignite cda** consultant Berns.