



BOARD MEETING MINUTES

WEDNESDAY FEBRUARY 18, 2026 4:00 P.M.

COEUR D'ALENE PUBLIC LIBRARY COMMUNITY ROOM Board Action Item = *

1. CALL TO ORDER—Jester, Meyer, Mandel, Hoskins, Garcia, Metts, Evans, Miller in attendance
2. PLEDGE OF ALLEGIANCE
3. PUBLIC COMMENT--none
4. CONSENT CALENDAR *: Being considered routine by the ignite cda board, these items will be enacted by one motion unless requested by a board member that one or more items be removed for later discussion.
 - Approval of Board Meeting Minutes for JANUARY 21, 2026
 - Approval of Payables as SubmittedMotion by Commissioner Metts seconded by Commissioner Jester to approve the consent calendar. All in favor, motion carried.
 - Approval of District Monthly Financial Statements—removed from the consent calendar as financials won't be available until next month
5. EXECUTIVE DIRECTOR'S REPORT: Will Osborne
 - Comment: Thank Board members for your volunteerism. Excited to have the privilege to carry on the good work of the agency on behalf of the taxpayers of CDA.
 - Accounting updateDue to an abrupt departure of accounting contractor, we were required to select a new provider. This did not allow time to prepare January financials. Robinson Financial will be doing the work going forward
 - *PERSI enrolment—Motion made by Commissioner Garcia stating as the employer, Coeur d'Alene Urban Renewal Agency, dba: ignitecda has elected to join PERSI, seconded by Commissioner Mandel. Motion carriesDiscussion—This was part of the employment offer to Will Osborne and this official election is required by PERSI
 - Bear waterfront: Danielle Quade
 - *Amendment to DDA / design change consideration
 - Danielle presented the changes in completion date requested of 3/31/27, as well as a change in use of space to allow public parking to be built around the Depot building

Questions:

1. will all parking remain public, will Flying Goat be ok with that?
2. access to the waterfront—can we sign it? Does it cross at the location where boardwalk access is available? Will there be homes on either side of the western access? How did the gate come about?

No motion was made. Further discussion required.

- Atlas Project: Phil Boyd

*Seltice trail re-opening, cost estimate approval—Mr. Boyd reported City asked to accelerate trail re-opening in this area to accommodate future City events.

Trail needs to be moved at some point to allow the alley behind townhomes designed for Phase 3, so we don't want to restore prior trail temporarily if we are just going to move it to a different location.

Proposal is to move it to permanent location now and leave it in a gravel finish until asphalt is available. Requested for LaRiviere to provide price to move the trail. (Exhibit A) Phil shared a summary of the budget which contains unused, budgeted amounts from previous phase to relocate the trail. Note: this work was budgeted for in phase 3. (Exhibit B)

Question from Commissioner Garcia regarding buffer between the trail and the alleys for the townhomes. Mr. Boyd responded there will be a retaining wall.

Question from Commissioner Miller regarding connecting to existing trail. Mr. Boyd responded that the trail will be connected and the construction entrance will go away. Connection will be put in as part of Phase 3. There will also be a temporary repair on the trail where a large piece of concrete was removed and the trail collapsed.

Commissioner Meyer asked to ensure that trail connection will be available over the summer, and Mr. Boyd said yes; additionally we would provide flaggers if required during heavy truck traffic.

Motion by Commissioner Metts seconded by Commissioner Jester to approve the \$18,469.73 for trail realignment. All in favor, motion carries.

6. BOARD COMMISSIONER COMMENTS Commissioner Miller wants to welcome Ron Jacobsen the interim City Administrator. Commissioner Hoskins welcomed our new Executive Director.

7. ADJOURN Motion by Commissioner Garcia, seconded by Commissioner Metts to adjourn.

EXHIBIT A:



To: Ignite	Contact:
Address: 105 N First Street, Suite 100 Coeur D Alene, ID 83814	Phone:
	Fax:
Project Name: Atlas Phase 3	Bid Number:
Project Location:	Bid Date:

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
01	SELTICE TRAIL	1.00	LS	\$18,469.73	\$18,469.73

Total Bid Price: \$18,469.73

Inclusions & Clarifications:

- Demo asphalt & dispose in courtyard
- Shape & cleanup berm
- Subgrade trail & shoulders
- Gravel and compact trail & shoulders
- Install warning signage

- Embankment along trail shoulder to be covered under current amendment.
- Materials testing & inspection to be covered under current amendment allowance.
- Utility relocations and crack sealing by others.
- Maintenance of trail after completion by others.



EXHIBIT B:

Atlas Budget Summary

Phase	Original Contract Value	Final Contract Value	Over (Under) Budget Amount
1	\$ 3,229,868	\$ 3,200,917	\$ (28,951)
2	\$ 7,406,285	\$ 8,254,886	\$ 848,601
Ramsey Pit	\$ 7,621,170	\$ 6,332,268	\$ (1,288,902)
Landscape/Irrigation	\$ 1,239,982	\$ 1,277,156	\$ 37,174
Monument Signs	\$ 150,000	\$ 150,000	
GRAND TOTAL	\$ 19,647,305	\$ 19,215,228	\$ (432,077)