

NOTICE OF REGULAR MEETING AND PUBLIC HEARING BY THE
CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO
TO CONSIDER THE SECOND AMENDMENT TO THE SECOND AMENDED AND
RESTATED MIDTOWN-NORTHWEST BOULEVARD DOWNTOWN
URBAN RENEWAL PLAN
NOW REFERRED TO AS
THE LAKE DISTRICT URBAN RENEWAL PROJECT PLAN
OF THE COEUR D'ALENE URBAN RENEWAL AGENCY,
DOING BUSINESS AS IGNITE CDA

NOTICE IS HEREBY GIVEN that the City Council ("City Council") of the City of Coeur d'Alene, Idaho ("City") will hold, during its regular meeting, a public hearing in the Library Community Room, 702 E. Front Avenue, Coeur d'Alene, Idaho, 83814 on Tuesday, November 20, 2018, at 6:00 p.m., to consider for adoption the Second Amendment ("Second Amendment") to the Second Amended and Restated Midtown-Northwest Boulevard Downtown Urban Renewal Plan (the "Plan"), concerning the existing Lake District Project Area of the Coeur d'Alene Urban Renewal Agency, doing business as ignite cda ("Agency"). The general scope and objective of the Second Amendment is the addition of approximately 23 acres of undeveloped land to the existing Lake District Project Area. The Second Amendment proposes that the Agency undertake urban renewal projects, including identifying public facilities for funding, pursuant to the Idaho Urban Renewal Law of 1965, chapter 20, title 50, Idaho Code, as amended. The Second Amendment being considered for adoption contains a revenue allocation financing provision pursuant to the Local Economic Development Act, chapter 29, title 50, Idaho Code, as amended ("Act"), that for the area added will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2018, to be allocated to the Agency for urban renewal purposes. The boundary of the additional area includes both urban renewal and revenue allocation areas. The existing Lake District Project Area contains a previously adopted revenue allocation financing provision pursuant to the Act that will continue to cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1997 for the original 1997 Project Area, and January 2008 for the additional area, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the Second Amendment. The City Council will also be considering the first reading of an Ordinance to adopt the Second Amendment at the meeting scheduled for November 20, 2018, at 6:00 p.m., and will also be considering the consolidated second reading and third reading of an Ordinance to adopt the Second Amendment at the meeting scheduled for Tuesday, December 4, 2018, at 6:00 p.m.

The general scope and objectives of the Second Amendment are:

The Second Amendment proposes improvements to public infrastructure and other publicly owned assets throughout the expansion area, creating the framework for the development of public facilities and improvements, including, but not limited to streets, streetscapes, water and sewer improvements, environmental remediation/site preparation, parking, community facilities, parks, pedestrian/bike paths and trails, shoreline stabilization, waterfront access, docks, marina, plazas, and water dog park. There is also

one commercially developable parcel, which could support commercial, waterfront and secondary waterfront commercial, retail area, cultural center, medical facilities, educational facilities, multi-purpose athletic and performance facilities, and other public facilities and improvements.

Any such land uses as described in the Second Amendment will be in conformance with zoning for the City and the Coeur d'Alene Comprehensive Plan (2007-2027), as adopted by the City Council. Land made available will be developed by private enterprises or public agencies as authorized by law. The Second Amendment identifies various public and private improvements which may be made within the Project Area.

The area added to the existing Lake District Project Area and Revenue Allocation Area herein referred to is described as follows:

An area consisting of approximately 23 acres of undeveloped land and into the Spokane River, adjacent and contiguous to the western boundary of the existing Lake District Project Area. The additional area generally follows the Spokane River to the south and then moves inland and parallels the Spokane River on the north until connection with the boundary of the existing Lake District Project Area to the east.

The area added to the existing Lake District Project Area is also depicted in the map below and shown in "purple."

Copies of the proposed Second Amendment are on file for public inspection and copying for the cost of duplication at the office of the City Clerk, City Hall, 710 E. Mullan Avenue, Coeur d'Alene, Idaho, 83814, between the hours of 8:00 o'clock a.m. and 5:00 o'clock p.m., Monday through Friday, exclusive of holidays.

The hearing will be held in a handicapped accessible facility. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments, individuals with other disabilities may receive assistance by contacting the City 24 hours prior to the hearing.

At the hearing date, time and place noted above (November 20, 2018, at 6:00 p.m.), all persons interested in the above matters may appear and be heard. Written comments will also be accepted. Comments should be directed to the Coeur d'Alene City Clerk. Written comments should be submitted prior to the hearing date.

DATED this 15th day of October 2018.

Renata McLeod, City Clerk

Publication date: October 19 and November 2, 2018.