

**A SPECIAL MEETING OF THE COEUR D'ALENE
CITY COUCNIL WITH THE
LAKE CITY DEVELOPMENT CORPORATION
HELD IN THE LIBRARY COMMUNITY ROOM
MARCH 26, 2008 AT 11:30 A.M.**

The City Council met in a special meeting with the members of the Lake City Development (LCDC) on March 25, 2008 at 11:30 a.m. there being present a quorum upon roll call.

Sandi Bloem, Mayor

A. J. Hassell, III)	Members of Council Present
Woody McEvers)	
John Bruning)	
Deanna Goodlander)	
Ron Edinger)	
Mike Kennedy)	

Charles Nipp, Chairman

Brad Jordan)	Members of LCDC Present
Dave Patzer)	
Jim Elder)	
Rod Colwell)	
Deanna Goodlander)	
A. J. Hassell, III)	
Denny Davis)	

City Staff: Susan Weathers, City Clerk; Jon Ingalls, Deputy City Administrator; Troy Tymesen, Finance Director; Mike Gridley, City Attorney.

LCDC Staff: Tony Berns, Executive Director

Guests: Stefany Bales

CALL TO ORDER: Mayor Bloem called the meeting to order for the City. Chairman Nipp called the meeting to order for LCDC.

WORKSHOP: Tony Berns, LCDC Executive Director, noted that the purpose of today's meeting was to review LCDC's long-term and short-term goals.

Mr. Berns reported that LCDC has six Strategic Goals areas which are:

1. Education:

- a. Education Corridor
- b. “Four Corners” Plan
- c. Sorenson Magnet School
- d. Winton Elementary School

Councilman McEvers inquired about how LCDC funds these projects. Mr. Berns responded that the revenue comes from major economic developments such as Riverstone and Mill River. Chairman Nipp also noted that the mission of LCDC, when formed, contained the downtown area, 4th street with Midtown. At that time, their focus was where they could facilitate development. Today, the results of those efforts provide increment financing from the developments of Riverstone, Mill River and developments along Ramsey Road.

Councilman McEvers reiterated that infrastructure is constructed with the projects using increment financing and any additional funding received from the increments can be used for other economic development.

Executive Director Berns also noted that all the initiatives discussed today are contained in their River District and Lake District Development plans and the Lake District Strategic Plan (which can all be found on the LCDC website: www.lcdc.org). He added that these goals have been in place for several years.

Chairman Nipp explained that when a district is formed, it takes some time to get a development started and then for funding to begin to be received. In LCDC’s case it has taken 10 years for LCDC to realize funding for their strategic goals.

2. Workforce Housing

Mr. Berns announced that LCDC is working with Idaho Housing for completing a project in the midtown area that should begin in 2008 that is truly a workforce housing project.

Chairman Nipp noted a workshop for the Urban Land Institute was held in Coeur d'Alene recently which was well received and attended. This was the 3rd workshop sponsored and attended by LCDC with the Urban Land Institute.

Mr. Berns commented that although the original plan may not have specifically stated the words “workforce housing”, it has always been in the district plans to address this issue.

Councilman Edinger asked how does LCDC define “workforce housing” and with a few proposed developments coming before the Council with workforce housing, has LCDC been in contact with these developers. Councilman Kennedy responded that the North Idaho Housing Coalition (NIHC) which involves LCDC had met to discuss workforce housing. Economically, a household income of \$30,000 to \$50,000 qualifies as

workforce housing income. LCDC member Jim Elder noted that both of the proposed workforce developments that came before the City are outside the LCDC boundary.

Councilman McEvers asked for clarification that LCDC can only spend funds within their district for workforce housing. He also asked LCDC if they see themselves involved with assisting the financing outside their districts. Mr. Berns responded that LCDC has funded the development of guidelines for evaluating workforce housing which can be used outside the urban renewal districts.

LCDC Member Patzer asked if the Council would like to have LCDC create a terms list of what the definition of “workforce housing” means. Councilman Kennedy noted that NIHC has met with various cities to see what kind of concessions they provide for the construction of “workforce housing” structures since one of NIHC's goals is to create findings for determining workforce housing.

Mayor Bloem noted that the Council and Planning Commission need to have criteria to qualify a project as workforce housing.

Councilman Edinger noted that the term “workforce housing” has been used Police, Fire and teachers as those qualifying individuals. Councilman Kennedy noted that depending on the household income, this group usually falls within the income level qualifying for workforce housing but that does not mean other occupations can’t qualify for workforce housing. Councilman Kennedy noted that one of the dilemmas for our City is the cost of housing and the ability to draw qualified teachers into our community.

Councilman McEvers asked – is it expected that when a teacher, police officer or fireman get a new job that they are immediately able to purchase a home. Councilman Kennedy responded that workforce housing is not just purchasing a home but also rentals. LCDC member Elder also noted that the hospital is having trouble recruiting employees that would qualify for workforce housing. He also noted that there is still another category of “low income” housing. Councilman Goodlander noted that this is one of the purviews of LCDC because if people cannot afford to live here year-round, then businesses will economically suffer.

LCDC member Patzer again asked if there is a time frame for the City/NIHC to develop the definition for “workforce housing” to be used by the Planning Commission and City Council.

3. Public Spaces

- a. Library
- b. Kroc Community Center
- c. McEuen Field Plan
- d. Prairie Trail
- e. New public space
- f. Winton Park

Executive Director, Tony Berns, noted that the direction of LCDC on the McEuen Field Plan is to continue to locate a new site for the American Legion Ball field that is equal or better than the existing field. He asked if this is still the desire of the Council.

Councilman Edinger responded that he personally believes that the McEuen Field plan is the wrong plan and personally believes that if the plan were workable plan it would by now be in place. He also believes that the American Legion Field should not be taken out of the downtown area. Councilman Hassell commented that he does not see a change in the plan for McEuen Field and believes that the move of the American Legion Field is still a priority and still necessary for the overall implementation of the McEuen Field Plan. Councilman McEvers noted that he has received complaints from the Legion members that McEuen Field is not the ideal location for their baseball field.

Mayor Bloem noted that she respects Councilman Edinger's personal opinion; however, the Committee of Nine developed the plan and the Council accepted the McEuen Field Plan as documented in the Council minutes and thus the Plan still stands. She also noted that the Committee of Nine believes that by the American legion site moving, McEuen field would have a more multi-purpose use and thus draw more people to the downtown area. Councilman Goodlander noted that the McEuen Field Plan takes in the wishes of the community and added that the American Legion field must be relocated before we can move forward with the Plan. She also noted that LCDC is probably the only entity that can help this plan move forward with the relocation of the American Legion ball field. Councilman Edinger reaffirmed that he has strong feelings about keeping the American Legion baseball field at its current site.

4. Job Creation/Job Retention

Mr. Berns noted that one of the major goals of LCDC is to create and maintain jobs. Councilman Kennedy asked Mr. Berns to review the numbers of jobs created. Mr. Berns believes that LCDC has created 1,400 jobs (approximately values for 2007: 1,200 jobs created; 270 jobs retained).

Mr. Berns explained that LCDC uses their urban renewal authority to redevelop existing older city land such as reclaiming old mill sites and constructing new buildings; Post Falls mostly uses urban renewal authority to develop new construction on agricultural lands and thus their districts usually have shorter terms. LCDC member Patzer believes that because of the vitalization that LCDC puts into an urban renewal district, he sees existing businesses relocating to within the district, such as Kootenai Title. Chairman Nipp noted that when he was young, Coeur d'Alene was a mill town and then over a very short period of time the mills closed and so Coeur d'Alene was faced with economic redevelopment which takes time and is a big challenge; conversely, Post Falls uses their urban renewal district to fund new development. Councilman McEvers asked if LCDC keeps track of new jobs. Chairman Nipp responded that they do keep track of new jobs created.

5. Public Parking

Mr. Berns reported that as a result of the recent parking study, LCDC has identified a site for a parking facility and timing will dictate when they move forward.

6. Midtown Redevelopment

Mr. Berns announced that in midtown LCDC will work with the City and the midtown stakeholders to work towards redevelopment which includes a major street overlay beginning in 2009.

Councilman Edinger had received a letter that asked if LCDC money could assist with sidewalk repairs in their districts. LCDC member Davis responded that they have discussed this issue; however, it brings up the issue of homeowners within the district receiving public funds to repair their sidewalks and those outside do not. Councilman Edinger noted that the Federal Government is directing cities to bring all sidewalks into ADA compliance. Mayor Bloem noted that the City currently has an ordinance stating that property owners are responsible for repairs and so unless there is a change to the ordinance, tax dollars cannot be used for the private property owner's responsibility to maintain their sidewalks. Councilman Edinger believes that as a City we need to see what we can do to help citizens. LCDC member Patzer noted that LCDC might consider placing sidewalk assistance on their priority list if the City Council would do the same. Mayor Bloem noted that the existing ordinance has been in place for many years and the City has enforced the sidewalk requirements in the downtown area as well as using LID's to fund sidewalk repairs during major street projects.

EXECUTIVE SESSION: Motion by Edinger, seconded by McEvers that the City Council enter into Executive Session as provided by I.C. 67-2345(1), Subsection (c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.

ROLL CALL: Hassell, Aye; Burning, Aye; McEvers, Aye; Edinger, Aye; Goodlander, Aye; Kennedy, Aye. Motion carried.

Motion by Goodlander, seconded by Hassell that the members of LCDC enter into Executive Session as provided by I.C. 67-2345(1), Subsection (c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.

ROLL CALL: Charles Nipp, Aye; Brad Jordan, Aye; Dave Patzer, Aye; Jim Elder, Aye; Rod Colwell, Aye; Deanna Goodlander, Aye; A. J. Hassell, III, Aye; Denny Davis, Aye. Motion carried.

The Council and LCDC members entered into Executive Session at 12: 52 p.m. Members present were the Mayor, City Council, LCDC members and Tony Berns, LCDC Executive Director, and City Attorney Mike Gridley.

Matters discussed were those of property acquisition. No action was taken and the meeting reconvened into regular session at 1:55 p.m.

ADJOURNMENT: Motion by Edinger, seconded by Kennedy that, there being no further business before the City Council, this meeting is adjourned. Motion carried.

Motion by Colwell, seconded by Patzer that, there being no further business before the Lake City Development Corporation, this meeting is adjourned. Motion carried.

The meeting adjourned at 1:56 p.m.

Sandi Bloem, Mayor

ATTEST:

Susan K. Weathers, CMC
City Clerk