

MINUTES OF A CONTINUED MEETING OF THE CITY
COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO,
HELD IN THE LIBRARY COMMUNITY ROOM

November 30, 2017

The Mayor and Council of the City of Coeur d'Alene met in a continued session of said Council at the Coeur d'Alene City Library Community Room November 30, 2017 at 12:00 noon, there being present upon roll call the following members:

Steve Widmyer, Mayor

Dan Gookin) Members of Council Present
Kiki Miller)
Dan English)
Woody McEvers)
Loren Ron Edinger)
Amy Evans)

MEMBERS OF EXECUTIVE TEAM PRESENT: Jim Hammond, City Administrator; Sam Taylor, Deputy City Administrator; Troy Tymesen, Finance Director; Mike Gridley City Attorney; and Hilary Anderson, Community Planning Director.

ignite cda BOARD MEMBERS PRESENT: Alivia Metts, Vice Chairman, and Board members , Deanna Goodlander, Mic Armon, Brad Jordan, and Sarah Garcia. Legal Counsel Danielle Quade and Executive Director Tony Berns were also present.

CALL TO ORDER: Mayor Widmyer called the meeting to order. Vice Chairman Metts called the ignite cda meeting to order and conducted a silent roll call.

ATLAS WATERFRONT SITE– Councilmember Miller noted that she has taken the lead in organizing the movement of this project. Her team has created a summary of activity log within the city's website (www.cdaid.org/atlaswaterfront) and that the site has links to history, documents, and meetings to date along with an Activity News Log which chronicles regular progress updates as they occur. She noted that a number of groups are working on concurrent projects related to the Atlas waterfront such as real estate, strategic funding and analysis team, and a planning group. The planning group is under CDA2030 leadership, which will lead the Atlas Core Vision group that will include approximately 25 representatives from area community groups. She noted that there would be various community input opportunities and updates from feasibility planning efforts. Councilmember Miller noted that alternative funding sources are being reviewed and legal timelines must be followed to keep the project moving forward. The next steps within the project include continuous updates to the website activity log and that ignite cda will review the option of hiring a consultant team to conduct a feasibility study. Mayor Widmyer asked if the first step was the CDA 2030 vision group meetings. Councilmember Miller noted that the Core Vision Group would include invites to 25 different organizations to have a representative at the table that will provide a good community cross section. She noted that the vision to action stage will take place after the core values are presented to the feasibility

study partners and community input will be sought at that time. Community Planning Director Hilary Anderson noted that she recently encountered this type of program in City of Ponderay, and there are currently brownfields funds available to pay for this effort. This activity is a charrette wherein citizens draw elements out on a map of the area, which then provides a visual representation of what the community wants on the property. Then the consulting group will fine tune the details and provide more public feedback opportunities. Councilmember Miller noted that her intent is for everyone to be on the same page, eliminate confusion, and have no one excluded. Councilmember McEvers asked if any design features have been decided at this point. Councilmember Miller clarified that there are no decisions made at this time that after public input the City Council will have the final review.

IGNITE CDA LAKE DISTRICT PROJECT UPDATES (DISTRICT SUNSETS IN 2021) – Mr. Berns noted that ignite owns the buildings where the Parking Facility will be built and the City owns the parking lot. He presented the design of the parking facility and noted that the project costs will be \$7.3 Million and T. La Riviere was awarded the construction contact. He hopes to provide the notice to proceed on December 15. Councilmember McEvers asked if it was ignite’s goal to operate and/or maintain the parking facility. Mr. Berns clarified that the facility will be given to the City upon completion.

NORTH IDAHO COLLABORATIVE EDUCATION (NICE) FACILITY (HIGHER EDUCATION CAMPUS) – Mr. Berns noted that the NICE Facility project costs are estimated to be \$8.3 Million and that funding will come from the State Department of Public Works, North Idaho College, University of Idaho, Lewis Clark State College and ignite provided \$2.5 million in funding. He believes the facility should be complete and ready to occupy in July of 2019. Mr. Berns noted that this is the entry point for the education institutions and will house education counselors. Boardmember Garcia noted that the building would be across the street from the Library parking lot where there currently exists a transportation coordination building.

FOUR CORNER MASTER PLAN: MEMORIAL PARK / GRANDSTAND – Mr. Berns presented the design of the Memorial Field plan including the ten lots that will be sold by ignite cda. Boardmember Armon asked if ignite funded the total amount of the skate park. Mr. Berns clarified that the first phase is estimated to be \$400,000 and that ignite plans to fund \$350,000. The City funded \$50,000, and NIC will contribute \$150,000 toward the grandstand project. Mayor Widmyer asked for clarification regarding the land trade. Mr. Berns noted that ignite cda owned land abutting the skate park area and traded it to the City to allow for a continuous parkland piece. He noted that there is an initiative to redevelop the Grandstand, and that the city will be seeking Requests for Qualifications for the project. Cost for the Grandstand project is estimated to be \$960,000, which includes restrooms, ADA, etc. Councilmember McEvers thanked the Board for supporting the Skate Park. Councilmember Gookin has heard community concern about what will happen to the grandstand. Mr. Berns confirmed that the project includes keeping the original grandstand but beefing up the structural supports and making the amenities useable for park and carousal users, with the City Council approving the final design. He clarified that they are not intending for it to be torn down.

MIDTOWN – Mr. Berns noted that ignite is currently seeking proposals for the development of the 813-817 N. 4th Street bare land parcels and the 823 N. 4th Street parcel and clarified that the

parking lots on N. 3rd and N. 4th will remain. The Board left the RFP open to any ideas with a request that some sort of street level interaction is provided. He noted that he has sent out about five RFP packets to date. Councilmember Gookin asked if there has been any feedback from the neighbors. Mr. Berns said that he has not received any additional feedback since the proposed Modern theater project did not materialize.

PERFORMING ARTS CENTER FEASIBILITY STUDY – Mr. Berns noted that the process of reviewing the 11 submittals for the theater feasibility study proposals is underway and being lead by CDA2030. Once the consultant is selected, the study could be done within 3-4 months.

RIVER DISTRICT PROJECT UPDATES (DISTRICT SUNSETS IN 2027) – Mr. Berns noted that they have spent approximately \$2.5 Million of the Agency’s Seltice Way project funding commitment of \$4.56 Million. The major paving is done for the year and the City plans to open both sides of the roadway to the public by December 8. The contractor will be back in the spring for one more lift of asphalt and landscaping will be completed at that time.

Councilmember Gookin noted that there is a district closing in 2021 and wondered how the finances look and if any cash would be coming back to the City. Mr. Berns explained that they can pay off any and all debts and that the cash on hand would most likely be divided amongst the taxing districts, pending legal counsel review. Legal Counsel Danielle Quade noted that the agency would make a plan on how to distribute property, including remaining funds, prior to the Lake District closing.

Councilmember Gookin asked if they plan to create an Atlas District. Mr. Berns noted that they have discussed and received approval from City Council for the expansion of the River District and the creation of a new Atlas District. They look toward the third quarter of next year (2018) as an opportune time to bring a plan forward for review/approval by the ignite Board and City Council. He also noted that he believes there is Council support for the discussion of a new district on East Sherman.

ADJOURN: Motion by Edinger, seconded by McEvers that there being no further business, this meeting of the City Council is adjourned. **Motion carried.**

The meeting adjourned at 12:31p.m.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk